

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 3, 2019
5:30 P.M.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Public Input
7. Consent Agenda
 - a. Approve Minutes
 - Work Session and Regular Meeting held May 20, 2019
 - Executive Session held May 20, 2019
 - b. Approve City-Amicalola Farmer's Market Agreement
 - c. Approve Chamber of Commerce Agreement FY 2019-2020
 - d. Approve Request to Waive the City's Permit Fees for the Dawsonville Annual Fireworks Event
 - e. Approve Postponement of Ethics Board Appointment to August 5, 2019

BUSINESS

8. **ANX C9-00247 and ZA C9-00247**: Dan S. and Vanita L. Anderson have petitioned to annex into the city limits of Dawsonville a portion of the 12.19 acre tract known as TMP 092B 001, located at 378 Shoal Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on March 11, 2019 and City Council on March 18, 2019. Decision postponed until June 3, 2019.
9. **ZA - C9-00004**: Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission - March 11, 2019 and City Council - March 18, 2019. Postponed at applicant's request from March 18, 2019 to April 22, 2019. Decision postponed until June 3, 2019.
10. **VAR-C9-00004**: Jim King with Ensite Civil Consulting LLC has filed an appeal of the Planning Commission's decision to deny a density variance for TMP 082 021 located at 592 Hwy 53 West. Appeal Hearing Date: City Council - April 22, 2019. Decision postponed until June 3, 2019.
11. **ANX C9-00252 and ZA C9-00252**: James E. Bottoms has petitioned to annex into the city limits of Dawsonville the 80 acre tract known as TMP 068 055, located at 0 Cleve Wright Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of RA (Restricted Agriculture). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.
12. **ANX C9-00253 and ZA C9-00253**: Jamie McCracken has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 095, located at 551 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.
13. **ANX C9-00256 and ZA C9-00256**: Anthony Tarnacki has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 083, located at 143 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.
14. **ZA C9-00267**: Mostafa Elahy has requested an amendment to the zoning stipulations for TMP D02 001 and TMP 083 038 082 consisting of 9.14 acres total, located at 280 Maple Street South. Hearing Dates: Planning Commission – May 13, 2019 and City Council – May 20, 2019. Decision June 3, 2019.

AGENDA
CITY COUNCIL REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, June 3, 2019
5:30 P.M.

15. **ZA C9-00268:** Larry Lowman has requested a zoning amendment for a 5 acre portion of TMP 068 022, located at Reece Road and Elliott Family Parkway, from R1 (Single Family Residential) to LI (Light Industrial). Hearing Date: Planning Commission – May 13, 2019 and City Council May 20, 2019. Decision June 3, 2019.
16. Resolution to Adopt the City of Dawsonville Proposed Budget FY 2019-2020
17. Meeting Room Rules and Regulations
18. Award Bid – City of Dawsonville Farmer's Market
19. Construction Management Services RFQ Selection
20. Auditing Services RFP Recommendation

EXECUTIVE SESSION IF NEEDED: Pending or Potential Litigation, Real Estate Acquisition and/or Personnel

ADJOURNMENT

Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7

SUBJECT: CONSENT AGENDA

CITY COUNCIL MEETING DATE: 06/03/2019

PURPOSE FOR REQUEST:

CONSIDERATION AND APPROVAL OF ITEMS BELOW; SEE ATTACHED SUPPORTING DOCUMENTS

- a. Approve Minutes
 - Work Session and Regular Meeting held May 20, 2019
 - Executive Session held May 20, 2019
 - b. Approve City-Amicalola Farmer's Market Agreement
 - c. Approve Chamber of Commerce Agreement FY 2019-2020
 - d. Approve Request to Waive the City's Permit Fees for the Dawsonville Annual Fireworks Event
 - e. Approve Postponement of Ethics Board Appointment to August 5, 2019
-



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7a

SUBJECT: APPROVE THE MINUTES

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE MINUTES FROM:

- WORK SESION AND REGULAR MEETING HELD MAY 6, 2019
- EXECUTIVE SESSION HELD MAY 6, 2019

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: BeverlyBanister, City Clerk

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

1. **CALL TO ORDER:** Mayor Mike Eason called the meeting to order at 5:30 pm.
2. **ROLL CALL:** Present were Councilmember Jason Power, Councilmember Mark French, Councilmember Stephen Tolson, Councilmember Caleb Phillips, City Attorney Dana Miles, City Manager Bob Bolz, City Clerk Beverly Banister, Deputy City Clerk Tracy Smith, Public Works Operations Manager Trampas Hansard, Planning Director Robbie Irvin, Finance Administrator Hayden Wiggins and Human Resource Manager Donna Blanton.
3. **INVOCATION AND PLEDGE:** Invocation and Pledge were led by Councilmember Power.
4. **ANNOUNCEMENTS:** No announcements
5. **APPROVAL OF THE AGENDA:** Motion to remove item #18 General Fund Reserves Recommendation made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.

Motion made by M. French to remove the Executive Session due to not being briefed on any topics; motion died due to lack of a second.

Motion to approve the agenda as amended made by J. Power; second by S. Tolson. Vote carried three in favor (Power, Tolson Phillips) with one opposed (French).
6. **PUBLIC INPUT:** No comments from the public.
7. **CONSENT AGENDA:** Motion to approve the consent agenda for the following items (a, b) made by S. Tolson; second by J. Power. Vote carried unanimously in favor.
 - a. Approve Minutes – Regular Meeting and Executive Session held May 6, 2019 – **passed 4-0**
 - b. Approve Postponement of Ethics Board Appointment to June 3, 2019 – **passed 4-0**
8. **EMPLOYEE OF THE MONTH AND SERVICE AWARDS:** Mayor and Council presented the May Employee of the Month Award to Trampas Hansard. Service awards were presented to Westin Lee for two years of service, Beverly Banister for four years of service and Nalita Copeland for eight years of service.
9. **PROCLAMATION - NATIONAL PUBLIC WORKS WEEK, MAY 19 – 25, 2019:** Mayor read the proclamation and presented it with the Council to the Public Works Department. Exhibit "A"
10. **ANX C9-00252 and ZA C9-00252:** James E. Bottoms has petitioned to annex into the city limits of Dawsonville the 80 acre tract known as TMP 068 055, located at 0 Cleve Wright Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of RA (Restricted Agriculture). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

Motion to open the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Planning Director Robbie Irvin read and presented the annexation and rezone; the Planning Commission approved the request. No one spoke in favor or opposition. Motion to close the public hearing made by M. French; second by S. Tolson. Vote carried unanimously in favor. Item will be presented to Council on June 3, 2019 for a decision.
11. **ANX C9-00253 and ZA C9-00253:** Jamie McCracken has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 095, located at 551 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

Motion to open the public hearing made by J. Power; second by C. Phillips. Vote carried unanimously in favor. Planning Director Robbie Irvin read and presented the annexation and rezone; the Planning Commission approved the request. No one spoke in favor or opposition. Motion to close the public hearing made by J. Power; second by C. Phillips. Vote carried unanimously in favor. Item will be presented to Council on June 3, 2019 for a decision.

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

12. **ANX C9-00256 and ZA C9-00256**: Anthony Tarnacki has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 083, located at 143 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

Motion to open the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Planning Director Robbie Irvin read and presented the annexation and rezone; the Planning Commission approved the request. No one spoke in favor or opposition. Motion to close the public hearing made by M. French; second by C. Phillips. Vote carried unanimously in favor. Item will be presented to Council on June 3, 2019 for a decision.

13. **ZA C9-00267**: Mostafa Elahy has requested an amendment to the zoning stipulations for TMP D02 001 and TMP 083 038 082 consisting of 9.14 acres total, located at 280 Maple Street South. Hearing Dates: Planning Commission – May 13, 2019 and City Council – May 20, 2019.

Motion to open the public hearing made by C. Phillips; second by J. Power. Vote carried unanimously in favor. Planning Director Robbie Irvin read and presented the zoning amendment request. He stated the property was originally zoned R-6 (Multifamily Residential) from R-3 in 2007 with the following stipulations:

- i. Dedicate five feet of property along Maple Street for additional ROW
- ii. Provide restrictive covenants identifying project as “active adult” community
- iii. Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet
- iv. Design/build a minimum of twenty percent of livable dwellings to met standards as described in the Universal Design Standards Manual

The applicant wishes to have conditions two and four removed; these conditions would restrict the project to an “active adult” community which would require additional building standards to be met. The applicant does not wish to limit the project to “active adult”. The Planning Commission recommends denying the request. Councilmember Phillips asked for the acreage difference; Irvin responded the original was 15 acres and this is 9.14 acres. Councilmember Phillips stated the applicant is not reducing the number of units for the original 15 acres, he is just utilizing less acreage for the same density.

The following citizens spoke in favor of the zoning amendment request:

- Mostafa Elahy, 435 Clubfield Drive, Roswell, GA – He stated there is more of a need for general public affordable housing than senior living; the request does not include a change of density. He spoke about traffic concerns and presented his own traffic study of ten citizens from nearby residences which concluded there was no traffic issue on Maple Street. He stated specifics from the Dawsonville Comprehensive Plan regarding a survey with respect to housing. He also said they planned to have some plans where the master bedroom would be on the main floor.
- John Drew, 102 River Sound Lane, Dawsonville – He stated he is the real estate agent representing the property owners. He stated the property will have lower density than it is currently zoned and will contain quality and affordable housing. The plans include garages which will help eliminate parking on the streets. He stated the property next door on Stegall has two mobile homes, the adjacent property has three sheds and another property next door is also zoned R-6.

Councilmember Phillips asked if the property next door which is zoned R-6, if it's the same piece of this property; Robbie Irvin replied yes, and Mr. Drew said three properties were all zoned R-6 together originally.

- Warren Welch, 63 Wehunt Road, Dawsonville – He stated he is the real estate agent assisting Mr. Elahy with the purchase of the property. He spoke about working with Mr. Elahy previously and stated he builds a quality home. He stated the most opposition seems to be regarding the density; however, the density has already been approved. He felt if the request isn't approved, the property could become apartments; he stated affordable housing would seem to be a better option.

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

He pointed out the streets would be wider than Pearl Chambers, amenities would include a picnic area, playground, and a dog park. He stated it is a well thought out project which would allow multi-generational living and again stated the project meets the density requirements.

- Arlene McClure, 772 Stowers Road West, Dawsonville – She stated she is the property owner and spoke about the plans for the property prior to the recession.

The time to speak in favor of the request was exhausted. Motion to increase the public hearing time by five minutes was made by C. Phillips; second by M. French. Vote carried unanimously in favor.

She continued to speak in favor stating the need for affordable housing so people could live and work in Dawson County; she also feels it will improve the overall look of Maple Street.

- David Anderson, 1040 Blacks Mill Road, Dawsonville – He stated he is the civil engineer working with the builder and spoke about the need for affordable housing for the working class people. He also stated the back four acres of the property has a creek running through it and would be left natural because it would be difficult to develop it.

The following individual spoke in opposition of the zoning amendment request:

- Shon Geddes, 5745 Hendrix Road, Cumming – Spoke about his concern with removing the active adult stipulation and the increase of traffic along Maple Street; he requested a traffic study be done. He noted his opposition to the removing of the stipulation of active adult and the Planning Commission's recommendation to deny. He stated if the project should get approved, he would like a privacy fence and holly bushes installed along the portion that borders his property to prevent citizens from cutting through. He also stated, if approved, he recommends a pool for the community be considered as a stipulation, a de-acceleration lane and a sidewalk to Stegall Place.

Mayor Eason invited the applicant to speak again in response to the opposition:

- Mostafa Elahy, 435 Clubfield Drive, Roswell, GA – He stated he tried to reach Mr. Geddes to speak with him about the project and stated the neighborhood he is looking to create will be much better than anything currently on Maple Street. He said there will be screens in place to separate the neighborhood from the Stegall Place property and would take care of the requirements for a pool if that was a stipulation.

Motion to close the public hearing made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor. Councilmember Power asked Planning Director Robbie Irvin for an explanation of the fourth stipulation; Irvin stated it is regarding handicap accessible construction that is related to the active adult stipulation. Mayor Eason stated Council will consider a decision at the June 3, 2019 meeting.

- 14. ZA C9-00268:** Larry Lowman has requested a zoning amendment for a 5 acre portion of TMP 068 022, located at Reece Road and Elliott Family Parkway, from R1 (Single Family Residential) to LI (Light Industrial). Hearing Date: Planning Commission – May 13, 2019 and City Council May 20, 2019.

Planning Director Robbie Irvin read the zoning amendment request. Motion to open the public hearing made by M. French; second by J. Power. Vote carried unanimously in favor. Planning Director Irvin gave the staff report stating the request is for a utility trailer manufacturing business; the Planning Director and the Planning Commission is recommending approval. No one spoke in opposition to the request and one individual spoke in favor:

- Larry Lowman, 233 Hwy 9 South, Dawsonville – He stated he builds utility trailers for food trucks and works with several franchises and currently has a contract to build 1100 units which would employ some residents. He also stated he cleaned up the property and will modify the structures on the property to their original state. The manufacturing will be done inside a building and the finished trucks will be stored outside for a short time until picked up or delivered.

Motion to close the public hearing made by J. Power; second by C. Phillips. Vote carried unanimously in favor. Mayor Eason stated Council will consider a decision at the June 3, 2019 meeting.

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

15. To Hear the City of Dawsonville Proposed Budget FY 2019-2020

Motion to open the public hearing made by M. French; second by J. Power. Vote carried unanimously in favor. Finance Administrator Hayden Wiggins stated he presented the proposed budget at the last meeting and answered some questions from Council; he asked if anyone had additional questions or input and none were stated. No one spoke in favor or opposition to the proposed budget. Motion to close the public hearing made by C. Phillips; second by J. power. Vote carried unanimously in favor.

16. AUDITING SERVICES RFP RECOMMENDATION: Motion to table this item until June 3, 2019 made by S. Tolson; second by M. French. Vote carried unanimously in favor.

17. COMMITTEE FOR DESIGN GUIDELINES: Mayor Eason restated the purpose of this committee and he asked Anna Tobolski, a member of the Planning Commission, to announce who is willing to serve on this committee. She stated the following members have an interest: Angie Smith from the HPC, Scott Morgan from the Dawson County School district, Georgann Schmalz from the Dawson County Women's Club, Christie Moore from the Dawson County Chamber of Commerce and Karen Smith from Abbott Creek Nursery. She spoke more about the goal of the committee and stated the importance of the City of Dawsonville residents' input to gather an understanding of their opinion. Mayor Eason stated he would like to nominate Dwight Gilleland from Dawson Hardware and asked Council to consider nominations for a future meeting and intends to have a member of the Planning Commission and the DDA to be a part of the committee.

18. Removed from agenda.

19. AIRPORT UPDATE – PHIL EBERLY: Phil Eberly, the City's airport consultant, gave an update on the airport and stated the City had an opportunity with the Elliott's to take over their airport which included a donation from the Elliott's that equated to a match of about 90% for an FAA grant. This would allow the City to take ownership with FAA rules to control the operation of the facility; it would not require any type of debt service and the existing revenue from the airport would pay day to day costs so the City's budget would not be impacted negatively. The FAA has asked the City if they would commit to funding on their own to be later reimbursed; however, that is not an acceptable option for the City. The City had an agreement with the Elliott's to deed the runway in the City's name while waiting for funding which was good for one year, however, while it was in place the Elliott's could not maintain their runway; the agreement has since lapsed and will be reconsidered when the funding is available from the FAA. The City has a clear line of what is acceptable to move forward, and the Elliott's are aware of it and will be taking care of their facility until the opportunity becomes available with the FAA funding. Regarding the timing, it is unlikely the funding will be available this fiscal year so perhaps 2020. In response to Mayor Eason's question regarding the type of airport this would be, Mr. Eberly explained the airport has been operating for 40 years as a general aviation airport with small to medium sized aircraft and is classified as B2 which is defined by the wingspan and approach speeds. The City would continue to operate it as such, and the facility could not accommodate anything larger.

20. INTRODUCTION OF SEC. 2-110 FEE SCHEDULE CHANGES: Mayor Eason spoke about consolidating all of the City's fees into one area as opposed to having to search in various places throughout the City's code to locate fees; in addition; some of the fees have changed. He encouraged Council to review the fee schedule and to contact staff with any questions or concerns.

21. NIGHTLY RENTAL HOMES INSIDE CITY LIMITS: Mayor Eason spoke about the use of residential properties for nightly rental through such outlets as Airbnb and VRBO and wanted to discuss if any restrictions or qualifiers needed to be in place. Attorney Miles stated the question becomes whether the City wanted to allow residential homes to be used for commercial use. Mayor Eason said this has become popular with homeowners and he'd like the City to decide and define what they'd like to see happen. Councilmember Phillips stated we should look at our ordinance and enforce it accordingly; Councilmember French asked about obtaining a business license and Attorney Miles said it should be subject to a business license.

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

- 22. DESIGN AND COST ESTIMATES FOR CHASE ELLIOTT DISPLAY:** Mayor Eason spoke about recognizing local drivers by designing custom displays at the GRHOF and he mentioned the desire to upgrade the GRHOF making it more of a destination for visitors to our City. The City is looking at options to achieve this goal and will be presenting proposals in a future meeting.
- 23. CITY-AMICALOLA FARMERS MARKET AGREEMENT:** Mayor Eason spoke about the agreement with the City and the Amicalola Farmers Market to have their vendors sell their items at the City's Farmers Market. The agreement has been presented to Christie Moore at the Dawson County Chamber of Commerce and once agreed upon the items will come to Council for approval.
- 24. IMPACT OF VAPING AND TOBACCO USE ORDINANCE:** Mayor Eason spoke about some questions and concerns about homes located next to churches, schools or a City property; it does not mean you cannot smoke on your property. The purpose of the ordinance is to protect children and the health of our citizens on those properties; however, the properties can identify their own smoking area if they so desire. A concern has also come from business selling vaping supplies regarding where the items are located for sale within the business and whether a person could smoke outside a convenient store located near an existing school, church or City property. Attorney Miles said as we look into and hear further from citizens and business owners, the Council may desire to amend the current ordinance. Councilmember Phillips recognizes there are some items to work through concerning our local business.

Motion to waive the fees for existing businesses already selling vaping products (currently there are four of them) effective immediately for this year made by C. Phillips; second by M. French. Vote carried unanimously in favor.

25. BOB BOLZ, CITY MANAGER:

- Farmer's Market Bids due May 28, 2019
- Main Street Park Landscape Phase I Bids due May 29, 2019
- Main Street Park Restroom Bid is scheduled to go out next week
- Plans are available for the revised parking at City Hall
- Plans for parking options on Academy Avenue are being developed
- Winter Storage Building project is moving forward; the grading is complete, and the shelters will be installed by the end of the fiscal year
- Cost estimate for the design of angled parking for downtown from Davis Engineering is \$2,850.00

26. HAYDEN WIGGINS, FINANCE ADMINISTRATOR: Financial reports representing fund balance and activity provided through April 30, 2019. No questions or comments from Council.

27. ROBBIE IRVIN, PLANNING DIRECTOR:

- A variance request for a 7-foot rear setback reduction was granted at 115 Thorndale Lane for the purpose of installing a patio roof. No objections from surrounding property owners and the setback reduction will not cause any adverse impact.
- A variance request for a 6-foot rear setback reduction was granted at 132 Harrier Drive for the purpose of installing a swimming pool. No objections from surrounding property owners and the setback reduction will not cause any adverse impact

MAYOR AND COUNCIL REPORTS

Councilmember Phillips reported on meeting with several HOAs along with Mayor Eason and Councilmember Tolson and their main issues are with signs concerning speed, a roundabout and children at play signs; Trampas Hansard stated the signs have been ordered and should be completely installed by next week.

EXECUTIVE SESSION:

At 6:54 p.m. a motion to close regular session and go into executive session for Pending or Potential Litigation, Real Estate Acquisition and/or Personnel was made by S. Tolson; second by C. Phillips. Vote carried unanimously in favor.

MINUTES
CITY COUNCIL WORK SESSION AND REGULAR MEETING
G.L. Gilleland Council Chambers on 2nd Floor
Monday, May 20, 2019
5:30 P.M.

At 7:38 p.m. a motion to close executive session and resume regular session was made by C. Phillips; second by J. Power. Vote carried unanimously in favor.

ADJOURNMENT:

At 7:39 p.m. a motion to adjourn the meeting was made by M. French; second by S. Tolson. Vote carried unanimously in favor.

By: CITY OF DAWSONVILLE

Mike Eason, Mayor

Caleb Phillips, Councilmember Post 1

Stephen Tolson, Councilmember Post 2

Jason Power, Councilmember Post 3

Mark French, Councilmember Post 4

Attested: _____
Beverly A. Banister, City Clerk

STATE OF GEORGIA
COUNTY OF DAWSON

AFFIDAVIT OF THE CITY OF DAWSONVILLE MAYOR AND COUNCIL

Mayor Michael Eason, Councilmember Jason Power, Councilmember Caleb Phillips, Councilmember Stephen Tolson, and Councilmember Mark French; being duly sworn, state under oath that the following is true and accurate to the best of their knowledge and belief:

1. The City of Dawsonville Council met in a duly advertised meeting on the May 20, 2019.
2. During such meeting, the Board voted to go into closed session.
3. The executive session was called to order at 6:54 p.m.
4. The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law: (check all that apply)

- Consultation with the City Attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the City or any officer or employee or in which the City or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);
- Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and _____;
- Discussion of future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);
- Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a City officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);
- Other _____ as provided in: _____.

This 20th day of May 2019; By the City of Dawsonville, Mayor and Council:

[Signature]
Mike Eason, Mayor

[Signature]
Caleb Phillips, Councilmember Post #1

[Signature]
Stephen Tolson, Councilmember Post #2

[Signature]
Jason Power, Councilmember Post #3

[Signature]
Mark French, Councilmember Post #4

Sworn to and subscribed before me this
20 day of May, 2019.

[Signature]
Signature

Notary Public

My Commission expires: 02.18.2020



Beverly A. Banister
NOTARY PUBLIC
Dawson County, Georgia
My Commission Expires
February 18, 2020



Proclamation

National Public Works Week

May 19-25, 2019



WHEREAS, public works infrastructure, facilities and services are of vital importance to sustainable communities and to the health, safety and well-being of the people of the City of Dawsonville; and,


WHEREAS, such facilities and services could not be provided without the dedicated efforts of public works professionals, engineers, managers and employees from State and local units of Government and the private sector, who are responsible for and must plan, design, build, operate, and maintain the transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential to serve our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the United States of America to gain knowledge of and to maintain a progressive interest and understand the importance of public works and public works programs in their respective communities,

WHEREAS, the year 2019 marks the 59th annual National Public Works Week sponsored by the American Public Works Association be it now,

RESOLVED, I, Mike Eason, Mayor of the City of Dawsonville, do hereby designate the week May 19-25, 2019 as National Public Works Week; and I urge all our people to join with representatives of the American Public Works Association and government agencies in activities and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they have made to our national health, safety, welfare and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Dawsonville to be affixed on this 20th day of May, 2019.


Mike Eason, Mayor

ATTEST:


Beverly A. Banister, City Clerk





**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7b**

SUBJECT: APPROVE CITY-AMICALOLA FARMER'S MARKET AGREEMENT

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE CITY-AMICALOLA FARMER'S MARKET AGREEMENT

HISTORY/ FACTS / ISSUES:

OPTIONS:

AMEND OR APPROVE AS PRESENTED

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

FARMERS MARKET USE AGREEMENT

This Farmers Market Use Agreement (hereinafter referred to as the “Agreement”) is entered into and effective this _____ **day of** _____, **2019**, by and between the **CITY OF DAWSONVILLE** (hereinafter referred to as “CITY”), a Georgia municipal corporation, and the **DAWSON COUNTY CHAMBER OF COMMERCE, INC.**, a Georgia non-profit corporation, by and through its authorized committee the **AMICALOLA REGIONAL FARMERS MARKET**, (hereinafter referred to as “CHAMBER”).

WITNESSETH:

WHEREAS, the parties hereto have determined that this Agreement serves the best interest of all parties.

NOW THEREFORE, for and in consideration of the mutual covenants and obligations set forth herein and other good and valuable consideration mutually exchanged this date between parties hereto, the receipt and adequacy of which is hereby acknowledged, the parties hereby agree as follows:

- 1. Term of Contract.** This contract shall become effective on execution by the parties and shall continue in full force and effect until terminated. The Agreement shall terminate after the expiration of twelve months from the date of its execution as noted above. The Agreement shall automatically renew for an additional term of twelve months unless either party gives written notice no later than sixty (60) days prior to the end of current Agreement term to the contrary.
- 2. Consideration.** In consideration of the right to use property of CITY to hold farmers markets, CHAMBER agrees to pay twenty-five dollars (\$25) a year to CITY.

3. Duties and Obligations of CITY. CITY shall provide use of the City's Farmers Market Pavilion located on Allen Street (hereinafter referred to as "the Pavilion") upon completion of the Pavilion which is currently scheduled for the fall of 2019. CITY shall provide up to thirty (30) tables for use by the CHAMBER at each occurrence of the Farmers Market. Each vendor will be allocated approximately an 8' wide by 20' long space under the pavilion. CITY hereby agrees to not allow any other farmers markets or individual vendors to sell products at the Pavilion or City Hall Complex on days the Farmer's Market is open.

4. Duties and Obligations of CHAMBER. CHAMBER shall publish and provide to CITY a schedule, listing all dates CHAMBER plans to hold a Farmers Market at the Pavilion. Said schedule shall cover a six (6) month period and include the start and ending times for each occurrence of the Farmers Market, provided that no occurrence shall commence prior to 9:00 a.m. and end no later than dusk. Each schedule shall be provided to CITY at least three (3) months in advance of the subject six month period of the schedule. Notwithstanding the foregoing, the first six month schedule shall be provided to CITY within fifteen (15) days of executing this Agreement. Said schedule shall not include more than two (2) occurrences of the Farmers Market occurrences per week. CHAMBER shall be responsible for the policing, monitoring, and regulating products sold at each Farmers Market, as well as policing, monitoring, and regulating any vendors that CHAMBER allows to sell products at any occurrence of its Farmers Market. CHAMBER shall keep the Pavilion in a clean, neat, litter-free, and orderly condition, and shall be responsible for cleaning up after each use of the Pavilion. CHAMBER shall pick up any trash or debris left from the use of the Pavilion or sale of products, as well as return any

used CITY property in the condition it was found prior to use. CHAMBER shall not dispose, or allow any vendor to dispose of, any unsold merchandise on site or in on site trash receptacles. At no time shall CHAMBER allow more than thirty (30) vendors to sell its products or merchandise at any occurrence of the Farmers Market.

5. **Rights of City.** CITY shall have the right to require CHAMBER to cease operations early on a market day due to conflicts in scheduling the use of the Pavilion. Other than for unanticipated or emergency conflicts, CITY agrees to notify CHAMBER three (3) weeks prior to the date that operations will need to be ceased early.

6. **Insurance and Indemnification.** CHAMBER shall add the CITY as an additional insured to its existing liability insurance policy for all use of the Pavilion and CITY property and agrees to indemnify, defend, and hold CITY, and its respective officers, directors, agents, and employees (together, the “Indemnified Parties”), harmless from any and all claims, suits, demands, debts, undertakings or proceedings of any kind or nature, whether meritorious or frivolous, in any way arising out of the CHAMBER’s use, or any of CHAMBER’s vendors uses, of the Pavilion and CITY property, including liability caused in whole or in part by the Indemnified Parties. CHAMBER shall, at its own expense, appear, defend, and pay all attorneys’ fees and all costs, and other expenses arising therefrom or incurred in connection therewith; and, if any judgment shall be rendered against the Indemnified Parties in any such action, CHAMBER shall, at its own expense, satisfy and discharge the same.

7.. **Binding Effect and Severability.** The provisions of this Agreement shall be binding upon and inure to the benefit of both parties and their respective successors and

assigns. If any provision of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such provision shall not be affected thereby.

8. Headings. The Section headings are for convenience and reference only and shall not be used to limit or otherwise affect the meaning of any provision of this Agreement.

9. Counterparts. This Agreement may be simultaneously executed in two or more counterparts, each of which shall be deemed a fully enforceable original but all of which together shall constitute one and the same instrument.

10. Governing law, Venue and Jurisdiction. This Agreement shall be construed in accordance with and governed by the laws of the State of Georgia. Both parties hereby consent to jurisdiction and venue in Dawson County, Georgia in any action brought to enforce any provision of this Agreement.

11. Construction. All terms used in this Agreement, regardless of the number or gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and by other gender, masculine, feminine, or neuter, as the context or sense of this Agreement or any section, subsection, or clause herein may require as if such terms had been fully and properly written in such number or gender.

12. Modification. No changes, additions, or interlineations made to this Agreement shall be binding unless initialed by both parties.

13. Non-waiver. No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

14. Entire Agreement. This Agreement supersedes all agreements previously made

between the parties relating to its subject matter. There are no other understandings or agreements between them.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the date(s) set forth below with an effective date of the last to sign.

CITY OF DAWSONVILLE

**DAWSON COUNTY CHAMBER OF
COMMERCE, INC.**

By: Mike Eason, Mayor

By: Christie Moore, CEO

Date: _____

Date: _____

Attest:

Beverly Banister, Clerk

Connie Smith, Secretary



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7c

SUBJECT: APPROVE CHAMBER OF COMMERCE AGREEMENT FY 2019-2020

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____ NA _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO APPROVE THE AGREEMENT WITH THE DAWSON COUNTY CHAMBER OF COMMERCE FOR THE FY2020

HISTORY/ FACTS / ISSUES:

- **AGREEMENT UP FOR APPROVAL FOR FY 2019 – 2020**
- **CURRENT AGREEMENT EXPIRES 06/30/2019**
- **BUDGETED AMOUNT CURRENTLY AT \$12,000 ANNUALLY (\$1,000 PER MONTH)**
- **AGREEMENT IN PLACE SINCE FY 2014-2015**

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Beverly Banister, City Clerk

City of Dawsonville and Chamber of Commerce Agreement

THIS AGREEMENT, made by and between the City of Dawsonville, Georgia, a Municipal Corporation, hereinafter termed the "City", and the Dawson County Chamber of Commerce and Office of Tourism Development, a non-profit corporation, hereinafter termed the "Chamber".

WITNESSETH

WHEREAS, the City is desirous of promoting the existing commercial and industrial businesses and tourism attractions located in the City and the desirability of disseminating information to said existing commercial and industrial businesses and tourism attractions, and of properly following up and giving consideration to inquiries for assistance to existing businesses and tourism attractions made from time to time relative to various promotional opportunities in said City; and

WHEREAS, the law of Georgia authorizes the expenditures of monies accruing to the General Fund of the City for such activities; and

WHEREAS, the Chamber is organized for and equipped to carry on the promotion of existing commercial and industrial businesses and tourism attractions on behalf of said City and to publicize and assist these businesses and attractions to their best advantages,

NOW, THEREFORE, in consideration of the premises and covenants and promises, hereinafter set forth, the parties hereto do hereby agree as follows:

1. The Chamber will undertake the following programs in implementation of the above promotional activities on behalf of the existing business and tourism community of the City as follows:

- a. To employ a competent staff to properly carry out this Agreement and other tasks and programs considered appropriate by the Chamber membership.
- b. To promptly give assistance relative to the existing business and attraction advantages and opportunities in the City, and to disseminate information by correspondence, media promotion and publicity, and personal contacts favorably advertising such advantages and opportunities of existing businesses and attractions.
- c. To plan, organize, find, coordinate, and implement educational programs, seminars, and activities for the purpose of assisting local businesses in maximizing productivity and profitability.
- d. To educate, promote, and inform the business community through the preparation of a Chamber Newsletter sent no less often than twice per month.

e. To provide input to the City on matters pertaining to the status of businesses and tourism within the City.

f. To help develop and promote programs designed to promote existing businesses and attractions within the City.

g. To provide welcome/new resident packets designed to acquaint all new residents with the City's business community and City private and government services.

h. To actively participate on City Committees.

2. That in consideration of the services provided herein, the City shall pay monthly to the Chamber the sum of \$1,000.00 for the term of this Agreement or any renewal thereof.

3. As further consideration for the covenant aforesaid of the City to pay said funds to the Chamber, the Chamber hereby covenants that it will not use its name or funds, or permit or suffer its name or funds to be used, in connection with the election, nomination, support, publicity, endorsement, or appointment of any officer or employee of the City or of any other governmental agency. And, furthermore, the Chamber shall refrain from participation in the distribution of emails, written or oral communications, pamphlets or handbills of any kind favoring or opposing any candidate for election to any City office or to the office of any quasi-municipal agency of which the City area is a part.

4. The Chamber shall furnish periodic reports of its activities to the City which shall consist of the business and tourism promotion activities, publicity, business educational seminars, events, etc. scheduled for the next quarter and a review of previous accomplishments.

5. This Agreement supersedes all previous agreements between the City and the Chamber of Commerce. This Agreement is terminable by either party upon thirty (30) days prior written notice. Unless renewed by mutual execution, this agreement shall expire June 30, 2020.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed by their properly authorized officers on this 3rd day of June 2019.

CITY OF DAWSONVILLE

CHAMBER OF COMMERCE

Mike Eason, Mayor

S. Christie Haynes Moore, President



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7d

SUBJECT: APPROVE REQUEST TO WAIVE THE CITY'S PERMIT FEES FOR AMP FOR DAWSONVILLE ANNUAL FIREWORKS SHOW

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # NA

Funds Available from: Annual Budget Capital Budget Other

Budget Amendment Request from Reserve: Enterprise Fund General Fund

PURPOSE FOR REQUEST:

TO APPROVE REQUEST MADE BY JEREMY PORTER TO WAIVE THE CITY'S PERMIT FEE OF \$50.00 FOR AMP FOR THE ANNUAL FIREWORKS SHOW – SEE ATTACHED LETTER

HISTORY/ FACTS / ISSUES:

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



ATLANTA MOTORSPORTS PARK

20 Duck Thurmond Rd.
Dawsonville, GA 30534
(678) 381-8527
info@100mphlunch.com

May 21st, 2019

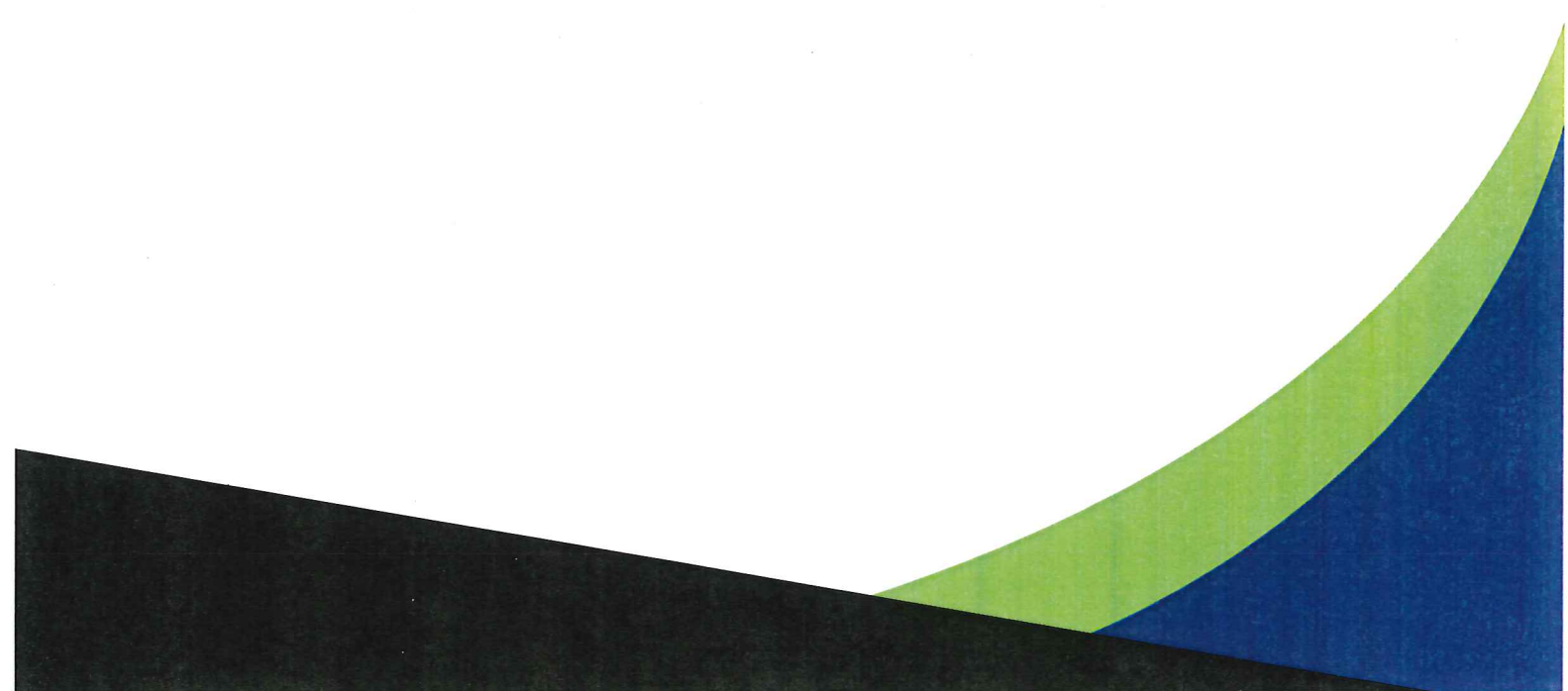
Dear Mayor Eason,

I trust this letter finds you well. Atlanta Motorsports Park is once again having the pleasure of hosting "Sparks in the Motorsports Park" on behalf of the DDA and city. As suggested by the DDA we are writing a letter on permit fees. Since this is an event for the community and the citizens of Dawson County and is partially sponsored by the DDA, we respectfully request that any and all permit fees associated with the fireworks event be waived. Thank you for considering this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Porter'.

Jeremy Porter
CEO





DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 7e

SUBJECT: APPROVE POSTPONEMENT OF ETHICS BOARD APPOINTMENT
TO AUGUST 5, 2019

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

**TO POSTPONE THE APPOINTMENT TO AUGUST 5, 2019 – NO MEMBER HAS BEEN
SELECTED**

HISTORY/ FACTS / ISSUES:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 8

SUBJECT: ANX-C9-00247/ZA-C9-00247 Dan Anderson, 378 Shoal Creek Rd.

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 04/08/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

ANX C9-00247 and ZA C9-00247: Dan S. and Vanita L. Anderson have petitioned to annex into the city limits of Dawsonville a portion of the 12.19-acre tract known as TMP 092B 001, located at 378 Shoal Creek Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of R1 (Single Family Residential). Public Hearing Dates: Planning Commission on March 11, 2019 and City Council on March 18, 2019. City Council for a decision on June 3, 2019.

HISTORY/ FACTS / ISSUES

Prior to the March 11th, 2019, PC meeting it was discovered that a legal issue had arisen regarding the annexation request. A map error was discovered which would cause the creation of an unincorporated island on the east side of Burt Creek Rd if said annexation is approved.

OPTIONS:

Deny request

RECOMMENDED SAMPLE MOTION:

Motion to deny based on legal issues.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ANX-C9-00247 & ZA-C9-00247 Dan Anderson

LOCATION: TMP # 092B 001 Shoal Creek Rd at Burt Creek Rd

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 04 08 2019 CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

Request to annex a portion of a 12.19 acre tract and zone to R1. An error on the current zoning map was discovered on an adjacent parcel which has legal implications to the annexation. Legal issue arose due to the potential of creating an area of unincorporated island by the annexation.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Legal issue in creating an unincorporated island

STIPULATIONS:

OR SEE MINUTES

PLANNING DIRECTOR: _____

DATE: 3-12-19

PC CHAIR OR DESIGNEE: Joy Lindsey

DATE: 3/12/19



February 26, 2019

To: City of Dawsonville Planning Commission
Planning Commission Chairperson Troy Lindsey

Re: Staff Recommendation; ANX-C9-00247, ZA-C9-00247; Anderson, Dan

Mr. Chairman and Commissioners,

A request has been received for an annexation and zoning amendment for a portion of parcel located at 378 Shoal Creek Rd consisting of 12.19 acres, TMP number being 092B-001. ANX-C9-00247 is part of the city 120-day moratorium on annexation/zoning fees for island lots. The subject property meets all the criteria for the 120-day moratorium. ZA-C9-00247 is a request to rezone said parcel after annexation to city zoning R-1 which is comparable to the current county zoning of R-A. A portion of said property is currently located within the city.

No opposition to this request has been received by this office.

An approval of this request will result in the incorporation of a county island property into the city which will allow for more uniform service delivery and better consolidation of the city map.

This request will have no adverse effects on adjoining properties.

The Planning and Zoning staff would recommend approval.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville

Planning and Zoning Department
City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Office Phone: 706-265-3256
Fax: 706-265-4214
planning@dawsonville-ga.gov



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # C9-00247

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fees Waived by CC

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO**

Applicant Name(s): DAN S. ANDERSON VANITA L. ANDERSON

Mailing Address 560 OAK FOREST DR. City DAWSONVILLE State GA Zip 30534

E-Mail Vanita see at Windstream.net

Applicant Telephone Number(s): 706-265-9016

Property Owner's Name(s): DAN S. ANDERSON VANITA L. ANDERSON

Mailing Address 560 OAK FOREST DR. City DAWSONVILLE State GA Zip 30534

E-Mail Vanita see at Windstream.net

Property Owner's Telephone Number(s): 706-265-9016

Address of Property to be Annexed: 378 Shoal Creek Rd. VACANT LOT

Tax Map & Parcel # 092B-001 Property Size in Acres: 2.19 Survey Recorded in Plat Book # 40 Page # 25

Land Lot # 371 & 372 District # 4-1 Section # 1 Legal Recorded in Deed Book # 255 Page # 243

Current Use of Property: CONSERVATION

County Zoning Classification: RA City Zoning Classification: R1

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.

A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.

Survey **must** be signed and sealed by a Registered Land Surveyor.

Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 Into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) Conservation

2. Number of persons currently residing on the property: 0; VACANT
 Number of persons 18 years or older: 0; Number of persons registered to vote: 2

3. The number of all residents occupying the property:

<u>0</u> American Indian	<u>0</u> Alaskan Native
<u>0</u> Asian	<u>0</u> Pacific Islander
<u>0</u> Black, not of Hispanic Origin	<u>0</u> Hispanic
<u>0</u> White, not of Hispanic Origin	<u>0</u> VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: 0

- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:
0

- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
no change 0

- D. Names of affected Subdivision: 0

- E. Name of affected Multi-Family Complex: 0

- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):
0

- G. Names of affected Duplexes: 0

- H. Names of Mobile Home Parks: 0



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 378 Shoal Creek Rd. 0928-001 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) Dan S. Anderson
 Property Owner Signature

DAN S. ANDERSON
 Property Owner Printed Name

(2) Vanita L. Anderson
 Property Owner Signature

Vanita L. Anderson
 Property Owner Printed Name

(1) Dan S. Anderson
 Applicant Signature

DAN S. ANDERSON
 Applicant Printed Name

(2) Vanita L. Anderson
 Applicant Signature

Vanita L. Anderson
 Applicant Printed Name

Sworn to and subscribed before me
 this 6th day of February 2019.

[Signature]
 Notary Public, State of Georgia

My Commission Expires: Oct. 10, 2020

OKSANA SHIRLEY
 NOTARY PUBLIC
 Forsyth County
 State of Georgia
 My Comm. Expires Oct. 10, 2020

Notary Seal

Annexation Application Received Date Stamp: Rec'd 2/11/19 Completed Application with Signatures
 Rec'd 2/15/19 Current Boundary Survey
 Rec'd 2/15/19 Legal Description
 Rec'd 2/14/19 ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 3/11/19

Dates Advertised: 2/20/19

1st City Council Reading Date: 3/18/19

2nd City Council Reading Date: 4/8/19

Approved: YES NO

Date Certified Mail to: 2/19 County Board of Commissioners & Chairman 2/19 County Manager 2/19 County Attorney

Letter Received from Dawson County Date: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

Zoning Amendment Application

Request # ZA- C9- 00247 Condition/Stipulation Change

Original ZA # N/A

Applicant Name(s): Dan + Vanita L Anderson

Address: 560 Oak Forest Drive City: Dawsonville GA Zip: 30534

Phone: 706-265-9016 Cell Phone: _____

* Signature(s) Dan S. Anderson Date _____

Property Address: 378 Shoal Creek Rd

Directions to Property from City Hall: _____

Tax Map # D92B 001 Parcel # _____ Current Zoning**: RA- County

Land Lot(s): 371 + 372 District: 4 Section: _____

Subdivision Name: _____ Lot # _____

Acres: Portion of 12.19 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: R1 Special Use permit for: _____

Proposed use of property if rezoned is: Same

If Residential: # of lots proposed _____ Minimum lot size proposed _____ (Include Conceptual Plan)

Is an Amenity area proposed _____ if yes, what _____

If Commercial: Total Building area proposed _____ (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Proposed Utilities: (utilities developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Shoal Creek Rd + Burt Cr. Rd Type of Surface: _____

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

* Dan S. Anderson
 Signature of Applicant

2/15/19
 Date

Office Use Only:		Fees waived	
Date Completed Application Rec'd	<u>2-15-19</u>	Amount Paid \$	<u>per CC</u> Check # _____ /Cash
Date of Planning Commission Meeting:	<u>3-11-19</u>	Dates Advertised:	<u>2/20/19 2/27/19</u>
Date of City Council Meeting:	<u>3-18-19</u>	Dates Advertised:	<u>2/20/19 2/27/19</u>
Postponed: YES NO	Date: _____	Rescheduled for next Meeting:	_____
Approved by Planning Commission:	YES NO	Approved by City Council:	YES NO



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Don S Anderson hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 092B 001 378 Shoal Creek Rd as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Don S Anderson

*Signature of Applicant or Agent Don S Anderson Date 2/15/19

Mailing Address 560 Oak Forest Dr.

City Dawsonville State GA Zip 30534

Telephone Number _____

Printed Name of Owner(s) Don S Anderson

*Signature of Owner(s) Don S Anderson Date 2/15/19

Date _____

Sworn to and subscribed before me
 this 15 day of February 2019.

Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019

Notary Seal

(The complete names of all owners must be listed, If the owner is a partnership, the names of all partners must be listed, If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
P.O. Box 6
415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

**Zoning Amendment
Campaign Disclosure**

Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

_____ *MMA*

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 0 Date: _____

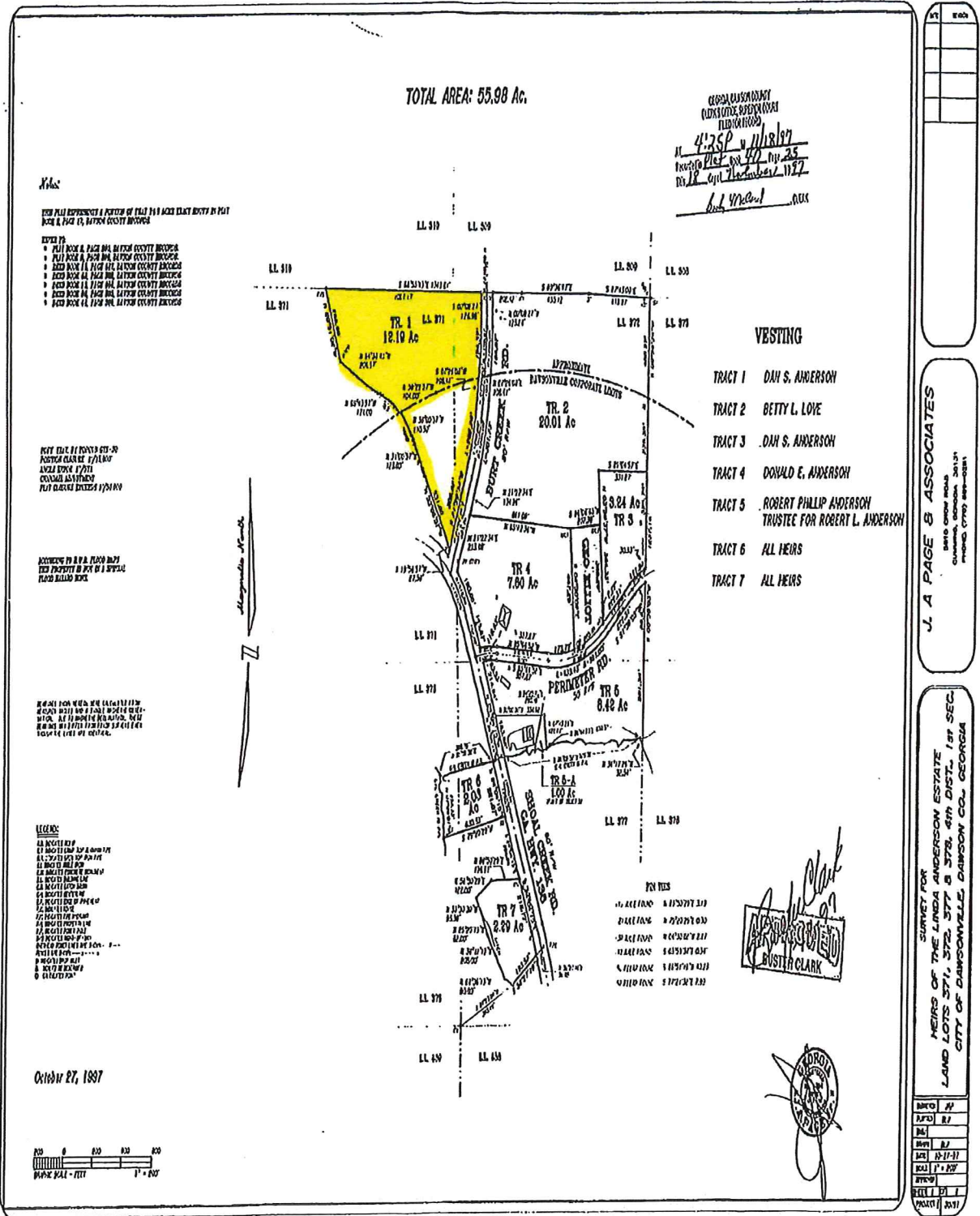
Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____

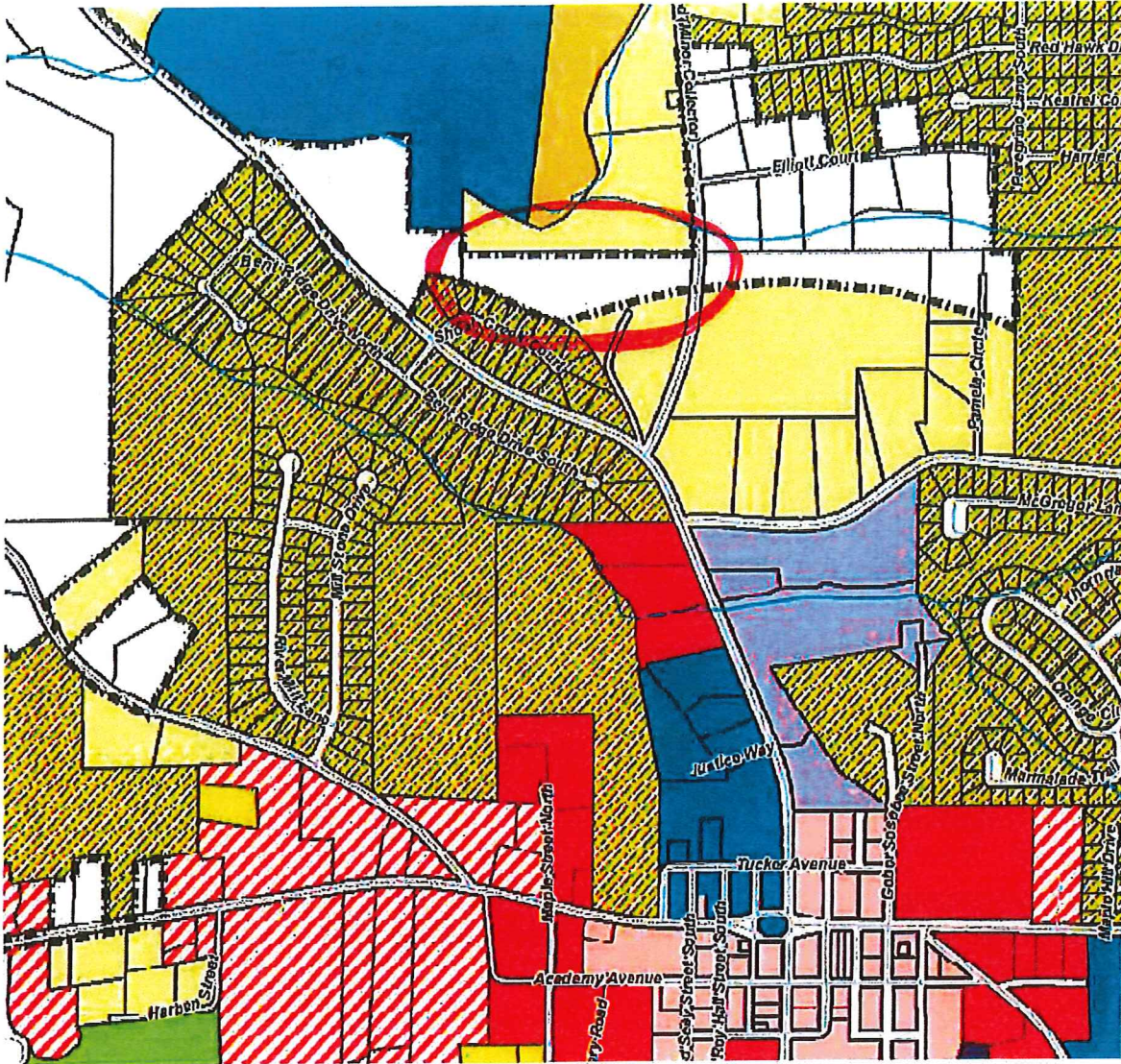
* *Dave L. Anderson*
Signature of Applicant / Representative of Applicant

2/15/19
Date

Failure to complete this form is a statement that no disclosure is required.

Tract 1 - TMP 092B 001
 Part of the 12.19 Acre tract is already
 in the City (Original City boundary)-outlined
 This annexation is for the portion highlighted.





A Portion of -
TMP 092 B 001

City Zoning Map



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 9

SUBJECT: ZA-C9-00004 Ensite Civil Consulting 592 Hwy 53 West

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 04/22/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

ZA-C9-00004: Jim King with Ensite Civil Consulting LLC has requested a rezone from R-3 to RPC for TMP 082 0021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission - February 11, 2019: Tabled by PC until March 11, 2019. Hearing Dates: City Council – March 18, 2019: Postponed by CC at applicants request until April 22, 2019. Decision postponed until June 3, 2019.

HISTORY/ FACTS / ISSUES

Applicant request to rezone property from R-3 to RPC with a total of 4.5 units per acre.

Request was tabled at the Feb. 11th, 2019 PC meeting with instructions to the applicant to host a town hall meeting and to return with information regarding sq.ft. of structures, traffic issues, etc. Applicant returned on March 11th, 2019 with a list of proposed zoning conditions. PC voted to deny the varinace request. Please see the Planning Commission Action Summary which is attached.

OPTIONS:

Approve or deny the request.

RECOMMENDED SAMPLE MOTION:

None

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ZA-C9-00004 Ensite Civil Consulting LLC

LOCATION: TMP# 082 021 592 Hwy 53 West

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

ZA-C9-00004: Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) Hearing Dates: Planning Commission- Feburary 11, 2019, Tabled by PC until March 11, 2019: City Council March 18th 2019.

Tabled by PC on Feb. 11, 2019 requested more information and for applicant to conduct a town hall meeting. Applicant presented a list of proposed zoning conditions developed from the town hall meeting. Proposed conditions are attached.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Density, No age restrictions and traffic concerns

STIPULATIONS:

OR SEE MINUTES

PLANNING DIRECTOR: _____

DATE: 3-12-19

PC CHAIR OR DESIGNEE: Joy Lindsay

DATE: 3/12/19



February 1, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; Villas at Howser Mill Rezoning and Variance

Mr. Lindsey and Commission,

Ensite Civil Consulting LLC has requested a zoning amendment for TMP 082 021 consisting of 38.58 acres located at 592 Hwy 53 West, from R-3 (Single Family) to RPC (Residential Planned Community) in order to construct a 172-home subdivision marketed for seniors. In addition, the applicant is requesting a variance on the allowable density of the project from 4 units per acre to 4.5 units per acre.

The current conditions are as follows:

Parcel # 082 021 was rezoned in 2004 from R-2 to R-3 with no stipulations.

The applicant is proposing the construction of quad-homes and townhomes which can be accomplished in an R-6 (Multi-family) zoning or with an RPC zoning. The applicant wishes to amend the zoning of the property to RPC. A Residential Planned Community (RPC) is a site-specific zoning which has specific standards and stipulations built in such as requirements for greenspace and amenities. The project will consist of 31 quads which will share driveways and 48 townhomes and will include an amenities area consisting of a clubhouse, bocce court, pickleball court and outdoor patio and walking trails.

In addition to the zoning amendment the applicant is seeking a variance to increase the density of the development from 4 units per acre to 4.5 units per acre. A traditional R-6 (multifamily) zoning would allow up to 6 units per acre however the RPC is capped at 4 units per acre.

The Planning and Zoning staff would recommend approval for both the zoning amendment and variance for the following reasons:

- While the applicant can request the R-6 zoning they have opted to seek the RPC at the request of the city in order to provide for more quality controls on the development which are afforded through the use of an RPC zoning. An R-6 zoning would allow for a

maximum of 228 units. In essence the applicant is sacrificing the total number of units that the property can yield in order to give the city a better product.

- The applicant can by right construct a 114-lot subdivision under the current zoning with no stipulations or conditions.
- While strict adherence to the RPC zoning would allow for a total yield of 152 units the requested addition of 20 units bringing the total to 172 units is a reasonable consensus to allow for the viability of the project as described in the applicant's letter of intent.
- The marketing of this project to the 55+ community will result in lower impacts to schools and roads while increasing the property tax base.
- Residential development in this area is consistent with the projections in the City of Dawsonville Comprehensive Plan.

Please let me know if you have any questions regarding this matter.

Sincerely,



R.J. Irvln
Planning Director, City of Dawsonville

Planning and Zoning Department
City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30594
Office Phone: 706-265-3256
Fax: 706-265-4214
planning@dawsonville.ga.gov

Proposed Zoning Conditions for ZA-C-00004

1. The Property and any development thereupon shall comply with the Housing for Older Persons Act, as codified at 42 U.S.C. § 3607 and enforced by 24 C.F.R. § 100.300 *et seq.*
 - a. Specifically, at a minimum eighty percent (80%) of all occupied units developed upon the Property shall have at least one occupant residing within the unit that is fifty-five (55) years of age or older.
 - b. All units not occupied by an individual fifty-five (55) years of age or older, shall be restricted to persons forty-five (45) years of age or older (the "Secondary Age Restriction") pursuant to 24 C.F.R §100.305(h). Notwithstanding the foregoing, the Secondary Age Restriction shall not apply to individuals occupying units pursuant to 24 C.F.R. § 100.305(e)(3) or dependent children, under the age of twenty-one (21), of an occupant residing in a unit pursuant to the Secondary Age Restriction.
2. A planted buffer to City buffer standards of at least one hundred (100) feet in width shall be created along the boundary of parcels 082 020 001, 082 023 002 and 082 023 003. Additionally, a planted buffer to City buffer standards of at least fifty (50) feet in width shall be created between the development and any other adjoining property line.
3. A maximum of seventy percent (70%) of land determined to be unusable, including, but in no way limited to, floodplains, may be considered in calculating density.
4. A no point in time may an entrance to the Property/Development be placed on Howser Mill Road other than for emergency access as required by the Fire Marshall. All access to the Property/Development shall be from Highway 53 (other than the emergency access on Howser Mill).
5. Prior to and as a precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development shall complete an independent Traffic Study (not done by the applicant Ensite Civil Consulting, LLC) and have the same approved by the Georgia Department of Transportation and the City Street Department Director of the impact of the Property/Development as proposed including, but in no way limited to, the placement of traffic lights and/or round-about, as related to the entrance to the Property/Development on Ga. Highway 53 and/or the impact of the proposed development on the Ga. Highway 53/Howser Mill Road intersection. Prior to and as a precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development shall fund and construct any street improvements called for in the Traffic Study as approved by the Georgia Department of Transportation and the City Street Department Director.
6. Prior to and as a precondition to the issuance of a Site Development Permit, the Owner and/or Developer of the Property/Development will install at the Owner/Developer's expense such water and sewer lines as are necessary to reach the Property/Development from the existing City water and sewer line infrastructure as determined by the City Engineer, including the installation of any necessary sewer lift stations.
7. The following shall be placed on all Final Plats and individual surveys, "NOTICE: This property lies within a rural area and agricultural activities creating dust, noise, and odors may occur in the vicinity. Understanding this, the grantee and successors in title forgo their right to bring claim against any agricultural operator in the area who has not been negligent."

LETTER OF INTENT

The applicant requests a Rezoning from R-3 to Residential Planned Community (RPC) for Parcel Number 082 021 in order to expand on the previously approved development to include a 172-Home Senior LifeStyle Neighborhood on 38.55 acres. It is bordered by various Commercial, Residential & Agricultural properties. This property is designated as Planned Residential Community on the Future Land Use Plan which is precisely what we are proposing.

The proposed Master Planned Development is in unison with what has already been approved. The original approved R-3 Zoning allowed for 116 traditional homes. The proposed development of attached Quads and Duplexes will target 55+ Seniors which will have far less impact on schools and roads than traditional family homes.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style. Homes will be designed to appeal to seniors with discriminating taste and style. The home design will center around the empty nester who desires less square footage to maintain; but wants luxurious finishes and interior upgrades. Typically, the Master is on the main floor; but additional rooms are included for visiting family. Amenities will include Bocce, Pickle Ball, Shuffle Board, and a clubhouse. An area for a swimming pool will be set-aside to allow for future market demands. Walking trails will be added for access and exercise.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors.

The proposed development and new residents will add much needed vitality to the community. By compacting development into a smaller footprint, more greenspace can be preserved to enhance the overall community. By clustering smaller lots in one area, we are able to preserve large areas of open space that are actually capable of sustaining wildlife microsystems rather than small patches of woods fenced in by the homeowner. Therefore, the proposed neighborhood will have a far smaller ecological footprint than the currently approved plan.

The proposed Master Plan and associated Zoning reflect the intent of the City's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.

Proposed Zoning Conditions-

Quadrplexes will have a minimum heated area of 1600 Square Feet.

Townhomes will have a minimum heated area of 1800 Square Feet.

Sidewalks will be provided within the neighborhood

Street lights with Cut-Off Lumineers will be provided throughout the neighborhood

The neighborhood will have a gated entrance and private streets

A gated Emergency Only Access will be provided to Howser Mill. No general public access will be allowed.

No permits will be issued prior to completion of the Traffic Study

There shall be a 50' setback around the entire perimeter of the property

There shall be a 20' Undisturbed Buffer along the frontage of Howser Mill Rd.

There shall be no vinyl or aluminum siding allowed. Siding shall be Hardi with accents of brick and/or stone.

Houses will be for sale and not for rent

There will be no Construction Entrance allowed on Howser Mill Rd

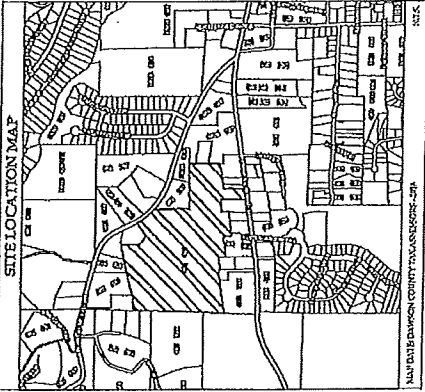
There shall be a minimum of 30% open space

All utilities shall be underground

The minimum sales price will be \$200,000

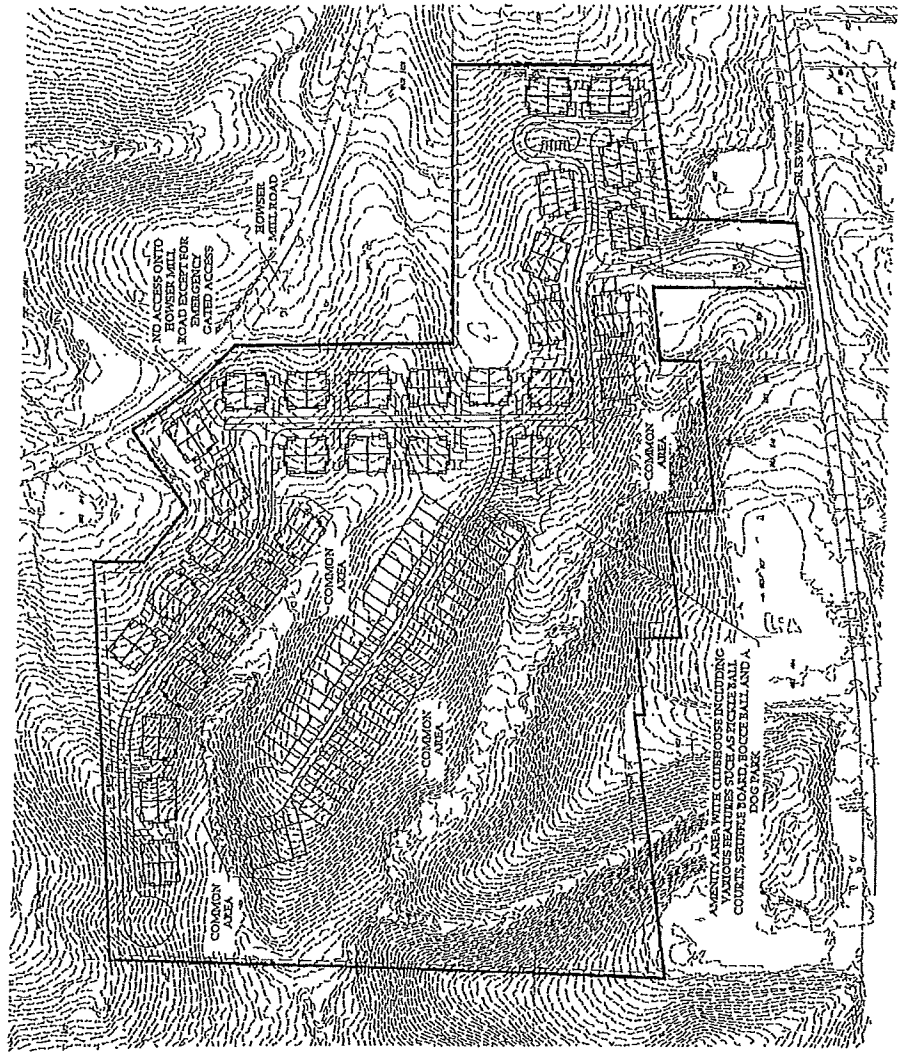
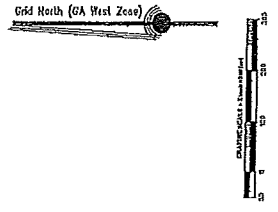
Street trees will be planted 40' on center along the proposed streets

APPLICANT: DAWSON LAND PARTNERS, LLC 1180 WOODBRIDGE DRIVE ATLANTA, GA 30328 PHONE: (770) 574-8833																							
SALESPERSON/CONTACT: COREY GUTHERIE (770) 574-8833																							
PROJECT: VILLAS AT HOWSER MILL																							
LOCATION: LOCATED IN SECTION 48 OF TOWNSHIP 36 NORTH, RANGE 8 WEST, COUSHATT, MISSISSIPPI COUNTY, MISSOURI																							
SHEET TITLE: REZONING EXHIBIT																							
DRAWING DATE: 2/27/2010																							
SHEET REVISIONS <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>		NO.	DESCRIPTION																				
NO.	DESCRIPTION																						



SIZE INFORMATION

Existing Zoning: R3
 Subdivision: 30' x 100' AC
 Total Units: 172 (31 CHANGES, 48 TOWNHOMES)
 Density: 4.3 Units/Acre
 Street: 30'
 Size: 10'
 Rear: 20'
 Notes:
 1. All landscaping and common areas will be maintained by the HOA.
 2. This development will target 35+ units.





City of Dawsonville
 P.O. Box 6
 416 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Application**

Request # ZA- 09-00064 Date: 11/11/19

Applicant Name(s): Ensite Civil Consulting, LLC

Address: 131 Prominence Court City: Dawsonville State: GA Zip: 30534

Phone: Suite 230 Cell Phone: 678-316-3572

E-Mail lim@kingconsulting.info

Property Address: 592 Highway 53W

Tax Map # 082 021 Parcel # 082 021 Current Zoning¹⁰⁰: R-3

Land Lot(s): 379,380,437, & 438 District: 4th Section: 1st

Subdivision Name: _____ Lot # _____

Acres: 38.58 Current Use of Property: Vacant

Has a past Request of Rezone of this property been made before? yes If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: RPC Special Use permit for: _____

Proposed use of property if rezoned: Residential Neighborhood targeting age 55+

If Residential: # of lots proposed 172 Minimum lot size proposed N/A (Include Concept Plan)

Is an Amenity area proposed yes, if yes, what Small clubhouse, bocci court, pickleball court, outdoor patio, walking trails

If Commercial: Total Building area proposed _____ (Include Concept Plan)

Existing Utilities: (readily available at road frontage) Water Sewer Electric _____ Natural Gas

Proposed Utilities: (developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: State Route 53 Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

 Signature of Applicant Date: 11/11/2019

Office Use Only	
Date Completed Application Rec'd _____	Amount Paid \$ <u>2450.00</u> Check # <u>828</u> /Cash
Date of Planning Commission Meeting: <u>2/11/19</u>	Dates Advertised: <u>1/23/19</u>
Date of City Council Meeting: <u>2/18/19</u>	Dates Advertised: <u>1/23/19</u>
Responded: <u>YES</u> NO Date: <u>3/11/19</u>	Rescheduled for next Meeting: _____
Approved by Planning Commission: YES NO	Approved by City Council: YES NO

450 x 38.58 350.00
 1929.00

	<p align="center">City of Dawsonville P.O. Box 6 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Authorization</p>
-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------

Property Owner Authorization

I / We PACIFIC CREST MANAGEMENT LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 592 HWY 53W Parcel #002 021 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Jim King, Enette Civil Consulting, LLC
Signature of Applicant or Agent *Jim King* Date 11/05/2018
Mailing Address 131 Prominence Court, Suite 230
City Dawsonville State Georgia Zip 30534
Telephone Number (678) 316-3572

Printed Name of Owner(s) Chang Ho Park (Sunny)
Signature of Owner(s) *[Signature]* Date 11/06/2018
Date _____

Sworn to and subscribed before me
this 6 day of November 2018.
[Signature]
Notary Public, State of Georgia

YOGINI PATEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires March 16, 2021

My Commission Expires: 3-16-2021 Notary Seal

(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed. If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk
(706)265-3256

INVOICE #
19-00259

INVOICE DATE: 01/18/19
DUE DATE: 02/17/19

ACCOUNT ID: ENSIT005 PIN: 100845 ENSITE CIVIL CONSULTING LLC JIM KING JIM KING 131 PROMINENCE COURT STE 230 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C9-00004
 LOCATION: 592 HWY 53 WEST
 OWNER: PACIFIC CREST MANAGEMENT LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00004		
1.0000/QTY	P-0170	ZONING REQUEST TO RPC Permit No: C9-00004	350.00000	350.00
98.5800/ACR	P-0171	ZONING REQUEST TO RPC PER ACRE Permit No: C9-00004	50.00000	1,929.00
27.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00004	6.56000	177.12
1.0000	P-0153	VARIANCE Permit No: C9-00004	300.00000	300.00
		TOTAL DUE:		\$ 2,756.12
		Prn Payment: 01/18/19 CK 828		-2,756.12
		BALANCE:		\$ 0.00

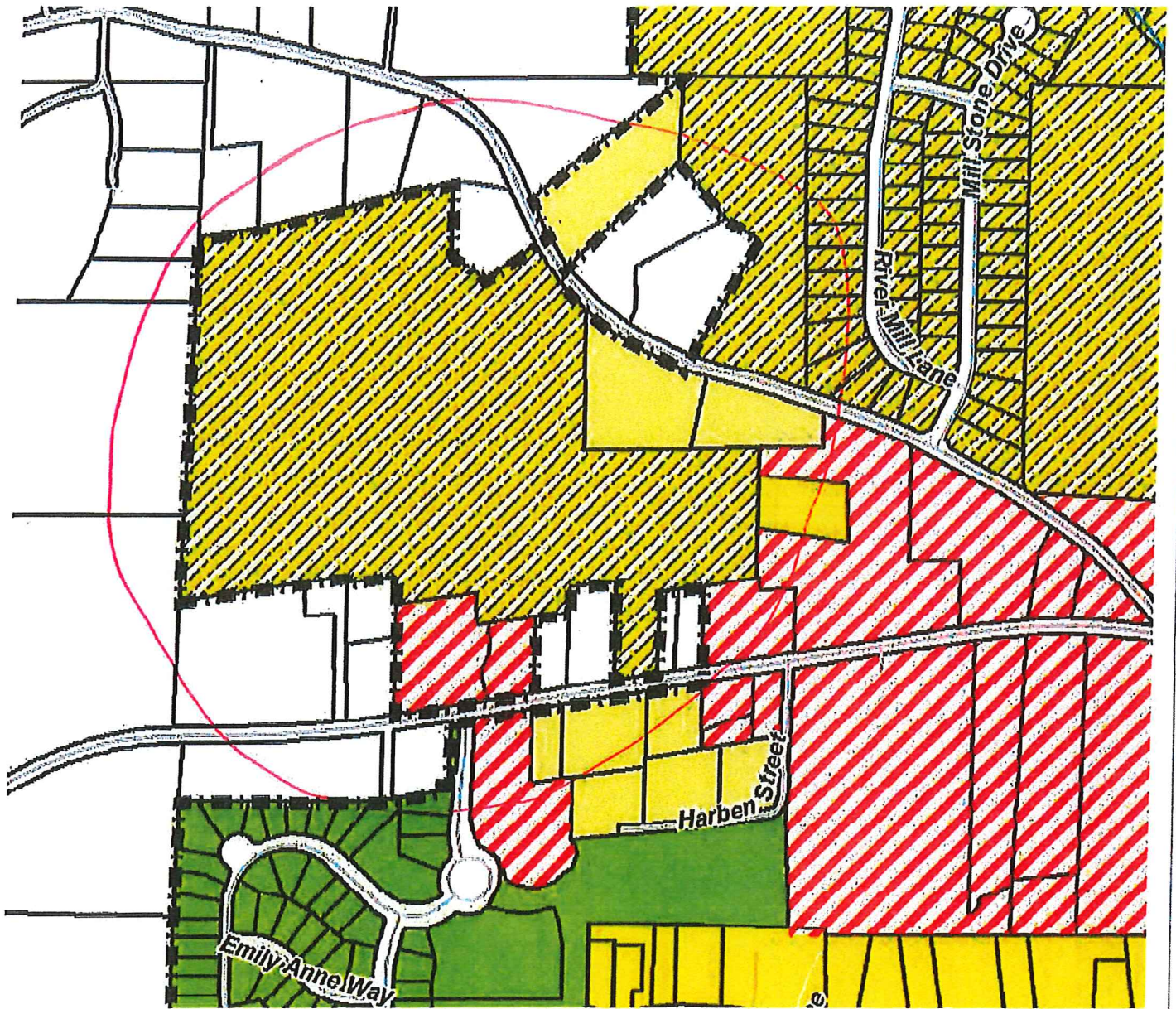
PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

INVOICE #: 19-00259
DESCRIPTION: Permit No: C9-00004
ACCOUNT ID: ENSIT005 PIN: 100845
DUE DATE: 02/17/19
TOTAL DUE: \$ 0.00

ENSITE CIVIL CONSULTING LLC
JIM KING
JIM KING
131 PROMINENCE COURT STE 230
DAWSONVILLE, GA 30534







DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 10

SUBJECT: VAR-C9-00004 Ensite Civil Consulting 592 Hwy 53 West

DATE(s): 03/18/2019 CITY COUNCIL MEETING 1 04/22/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

VAR-C9-00004: Jim King with Ensite Civil Consulting LLC has requested a Variance on density for TMP 082 0021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission - February 11, 2019: Tabled by PC until March 11, 2019. Hearing Dates: City Council – April 22, 2019. Decision postponed until June 3, 2019.

HISTORY/ FACTS / ISSUES

Applicant request to vary from the 4 unit per acre maximum density in RPC to 4.5 units per acre.

Request was tabled at the Feb. 11th, 2019 PC meeting with instructions to the applicant to host a town hall meeting and to return with information regarding sq.ft. of structures, traffic issues, etc. Applicant returned on March 11th, 2019 with a list of proposed zoning conditions. PC voted to deny the varinace request. Please see the Planning Commission Action Summary which is attached.

OPTIONS:

Approve or deny the request.

RECOMMENDED SAMPLE MOTION:

None

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin, Planning Director



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: VAR-C9-00004 Ensite Civil Consulting LLC

LOCATION: TMP# 082 021 592 Hwy 53 West

HEARD BY PLANNING COMMISSION ON: 03 / 11 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 03 / 18 / 2019 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

VAR-C9-00004: Jim King with Ensite Civil Consulting LLC has requested Variance on density for TMP 082 021 located at 592 Hwy 53 West. Hearing Dates: Planning Commission- Feburary 11, 2019, Tabled by PC until March 11, 2019: City Council March 18th 2019.

Request for variance from 4 unit per acre density cap in RPC to 4.5 units per acre.

Tabled by PC on Feb. 11, 2019 requested more information and for applicant to conduct a town hall meeting. Applicant presented a list of proposed zoning conditions developed from the town hall meeting. Proposed conditions are attached.

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

Density, No age restrictions and traffic concerns

STIPULATIONS: OR SEE MINUTES

PLANNING DIRECTOR: [Signature] DATE: 3-12-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 3/12/19

ENSITE

CIVIL CONSULTING, LLC

"Engineering Site Solutions"

Civil Design

~

Construction

~

Flood Studies

~

Land Planning

~

NPDES Monitoring

~

Permitting

~

Traffic Studies

March 13, 2019

City of Dawsonville
415 Hwy 53E, Suite 100
Dawsonville, GA 30534
Attention: Mr. Robbie Irvin, Planning Director

RE: SR 53/Howser Mill Rd, 38-Acres
Dawsonville, Georgia

Dear Mr. Irvin:

Please consider this as formal notification that we wish to Appeal the Planning Commission decision of March 11, 2019 of our Variance Request. We understand that the Appeal will be made to the City Council for final decision.

Sincerely,

Jim King

Jim King, Ensite Civil Consulting, LLC

Applicant

Phone: 770-597-8813
corey.gutherie@
ensiteconsulting.com



City of Dawsonville
 P.O. Box 6
 416 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 286-3256

Variance Application

VAR- C9- 00004

Fee: \$300.00

Application for: Appeal Special Exception Adjustment

Type of Variance Requested: Increase Density by 00.5 (Letter of Intent must fully describe this request)
units/ac

Applicant Name: Jim King Company: Ensite Civil Consulting, LLC
 Address: 131 Prominence Court, Suite 230 City: Dawsonville Zip: 30534
 Phone: (678) 316-3572 Cell Phone: _____ Fax #: _____

Owner Name(s): Pacific Crest Management, LLC Contact: Mr. Chang Ho Park
 Address: 3118 WILLOWSTONE DRIVE City: Duluth Zip: 30096
 Phone: _____ Cell Phone: _____ Fax #: _____

Exact Location and Description of Subject Property:

Address: 592 HWY 53 W Lot # _____
 Present/Proposed Zoning: Present= R3, Requesting RPC w/ Variance from 4.0 to 4.5 units/ac Parcel # 082 021
 District: 4-1 Land Lot: 379, 380, 437, & 438 Tax Map #: _____
 Present and/or Proposed Use of Property: Vacant

Required Items:

- A completed signed application.
- A detailed Letter of Intent of your request along with any supporting maps, survey's and/or documents requested by the Building Official.
- The Letter of Intent shall address the criteria specified in Section 2507. (see pg. 2) Rec 11/15/19 nyc
- The applicant is responsible to pay the certified mail postage to adjacent property owners.
- Variance fee of \$300.00

Jim King

 Signature of Applicant

1/11/2019

 Date

LETTER OF INTENT

The applicant requests a Variance from Section 1802.03 of the newly adopted Residential Planned Community (RPC) for Parcel Number 082 021 in order to expand on the Rezoning Application for a 172-Home Senior LifeStyle Neighborhood on 38.55 acres.

The proposed Master Planned Development is in unison with what has already been approved. The original approved R-3 Zoning allowed for 116 traditional homes. The proposed development of attached Quads and Duplexes will target 55+ Seniors which will have far less impact on schools and roads than traditional family homes. We were initially going to apply for the R-6 Zoning for this property; however after learning that the RPC Zoning was being created, we opted to wait for its debut. Unfortunately, the Ordinance was approved with a density limitation of 4 units/acre and the Concept that we have been working on for several months requires a density of 4.5 units/acre. For this reason, we are requesting a variance from this requirement to allow another 0.5 units per acre.

The type of development proposed is more expensive than typical development. The streets will be private, there will be a gated entrance, and landscaping will be more extensive. Dividing this cost over less than 172 Lots will create a Hardship. Dividing the cost of maintaining these benefits over the future life of this neighborhood by anything less than the requested 172 homeowners, will create a burden upon the future residents therein.

The neighborhood will provide a much needed solution for Dawson Seniors desiring a much simpler lifestyle that is designed specifically with age 55+ Seniors in mind. Landscaping and outdoor spaces will be maintained by a common landscape maintenance association giving owners the choice of a maintenance-free life style.

The impact on schools and utilities will be far less than the currently approved development because the new neighborhood will be predominantly targeted to empty nesters and retired or semi-retired seniors.

The proposed Master Plan and associated Density reflect the intent of the City's Future Land Use Plan and will create a much needed resource for Dawson County's maturing population.

City of Dawsonville Land Use and Zoning Ordinance: Article XXV Planning Commission.

Section 2503. Powers And Duties. The Planning Commission shall have the following functions, powers and duties: (9) Determine variances pursuant to Section 2507.

Section 2507. Variances/Appeals.

The Planning Commission is hereby empowered to authorize upon application in specific cases such variance from the terms of these regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations will in an individual case, result in unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured, and substantial justice done. The existence of a non-conforming use of neighboring land, buildings or structures in the same zoning district or of permitted or non-conforming uses in other districts shall not constitute a reason for the requested variance.

2507.1

A variance may be granted in an individual case of unnecessary hardship, after appropriate application, upon specific findings that all of the following conditions exist. The absence of any one (1) of the conditions shall be grounds for denial of the application for variance.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other land or structures in the same district; and,
2. A literal interpretation of the provisions of these zoning regulations would create an unnecessary hardship and would deprive the applicant of rights commonly enjoyed by other property owners within the district in which the property is located; and,
3. Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located; and,
4. Relief, if granted, will be in harmony with the purpose and intent of these regulations and will not be injurious to the neighborhood or general welfare in such a manner as will interfere with or discourage the appropriate development and use of adjacent land and buildings or unreasonably affect their value; and,
5. The special circumstances are not the result of the actions of the applicant; and,
6. The variance requested is the minimum variance that will make possible the legal use of the land, building, or structure; and,
7. The variance is a request to permit a use of land, building or structures which is permitted by right in the district involved.

2507.2.

In exercising its powers, the Planning Commission may, in conformity with the provisions of these regulations, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination of the Building Official or City Administrator related to zoning, development and land use, and to that end, shall have all of the powers of the Building Official and may issue or direct the issuance of a permit. The concurring vote of four members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Building Official or City Administrator related to zoning, development and land use.

2507.3.

In exercising the powers to grant appeals and approve variances, the Planning Commission may attach any conditions to its approval which it finds necessary to accomplish the reasonable application of the requirements of these regulations.

2507.4.

All decisions of the Planning Commission on variances and appeals shall be final unless within ten (10) days of the decision, an appeal is filed by any aggrieved party to the Governing Body.

	<p align="center">City of Dawsonville P.O. Box 8 416 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3258</p>	<p align="center">Property Owner Authorization</p>
-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------

VAR# C9-00004 TMP# 082 021 Applicant's Name: Jim King / Ensite Civil Cons.

Property Owner Authorization

I / We PACIFIC CREST MANAGEMENT LLC hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 592 HWY 53 W Tax Parcel # 082 021 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the variance requested on this property. I understand that any variance granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action.

Printed Name of Applicant or Agent Ensite Civil Consulting, LLC
Signature of Applicant or Agent _____ Date _____
Mailing Address 131 Prominence Court, Suite 230
City Dawsonville State Georgia Zip 30534
Telephone Number (678) 316-3672

Printed Name of Owner(s) Chang Ho Park (Sunny)
Signature of Owner(s) *[Signature]* Date 11/06/2018
Date _____

Sworn to and subscribed before me
this 6 day of November 2018.
[Signature]
Notary Public, State of Georgia
My Commission Expires: 3-16-2021

YOGINI PATEL
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires March 16, 2021

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk
(706)265-3256

INVOICE #
19-00259

INVOICE DATE: 01/18/19
DUE DATE: 02/17/19

ACCOUNT ID: ENSIT005 PIN: 100845
ENSITE CIVIL CONSULTING LLC
JIM KING
JIM KING
131 PROMINENCE COURT STE 230
DAWSONVILLE, GA 30534

PERMIT INFORMATION
PERMIT NO: C9-00004
LOCATION: 592 HWY 53 WEST
OWNER: PACIFIC CREST MANAGEMENT LLC

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00004		
1.0000/QTY	P-0170	ZONING REQUEST TO RPC Permit No: C9-00004	350.00000	350.00
38.5800/ACR	P-0171	ZONING REQUEST TO RPC PER ACRE Permit No: C9-00004	50.00000	1,929.00
27.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00004	6.56000	177.12
1.0000	P-0153	VARIANCE Permit No: C9-00004	300.00000	300.00
		TOTAL DUE:		\$ 2,756.12
		Prn Payment: 01/18/19 CK 82B		-2,756.12
		BALANCE:		\$ 0.00

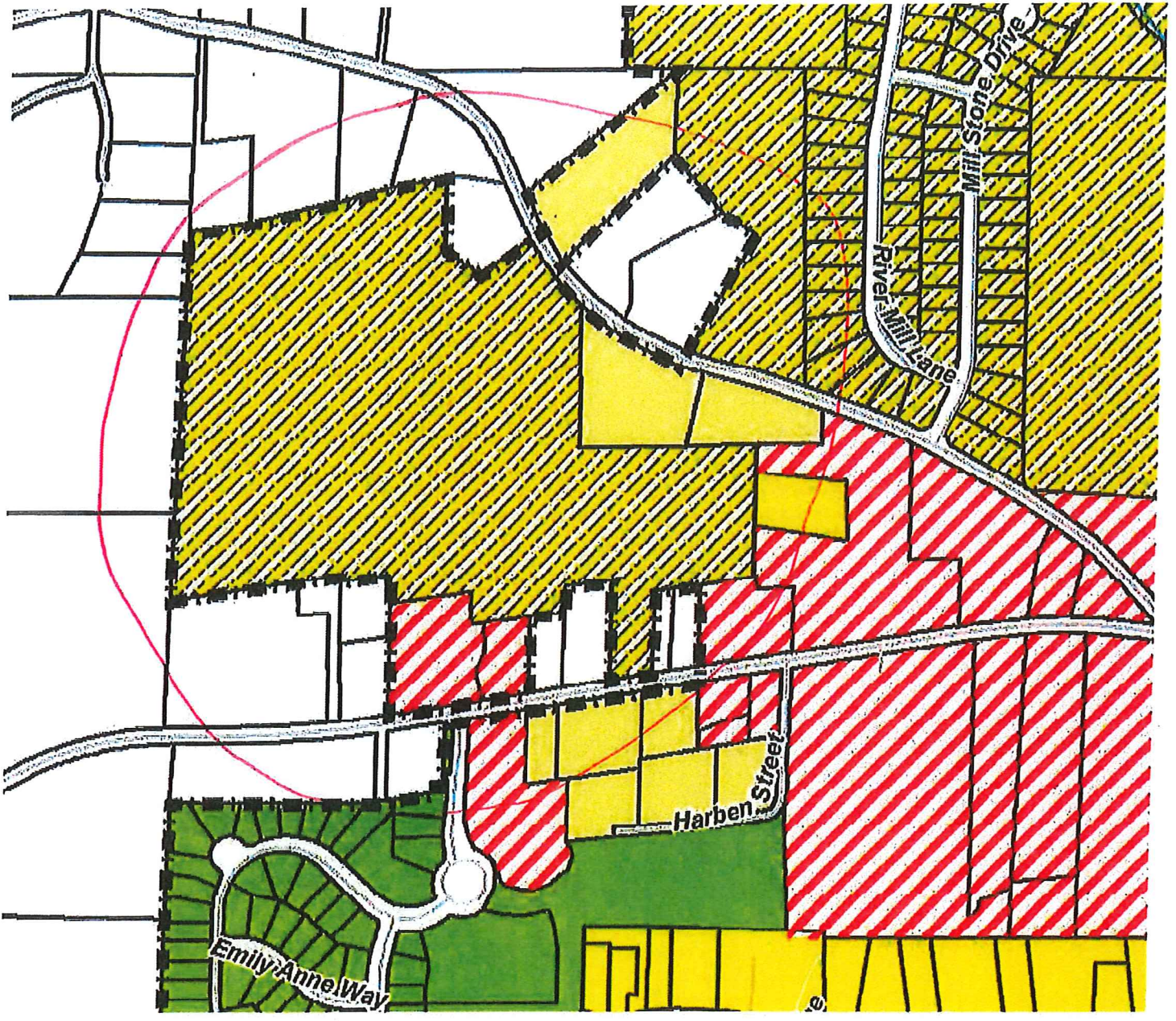
PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
415 Highway 53 East, Suite 100
Dawsonville, GA 30534

INVOICE #: 19-00259
DESCRIPTION: Permit No: C9-00004
ACCOUNT ID: ENSIT005 PIN: 100845
DUE DATE: 02/17/19
TOTAL DUE: \$ 0.00

ENSITE CIVIL CONSULTING LLC
JIM KING
JIM KING
131 PROMINENCE COURT STE 230
DAWSONVILLE, GA 30534







DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 11

SUBJECT: ANX C9-00252 & ZA C9-00252

DATE(s): 5/20/2019 CITY COUNCIL MEETING 1 06/03/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

James E. Bottoms has petitioned to annex into the city limits of Dawsonville the 80-acre tract known as TMP 068 055, located at 0 Cleve Wright Road, with a request to rezone from County Zoning of RA (Residential Exurban/Agriculture) to City Zoning of RA (Restricted Agriculture). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

HISTORY/ FACTS / ISSUES

Subject property is part of a larger unincorporated island in the area of Elliott Field Airport. PC voted to approve the annexation request on 5/13/2019.

OPTIONS:

Approve or Deny

RECOMMENDED SAMPLE MOTION:

Recommend approval of annexation and zoning amendment request.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ANX-C9-00252 and ZA-C9-00252

LOCATION: Cleve Wright Rd

HEARD BY PLANNING COMMISSION ON: 05 / 13 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 05 / 20 / 19 CITY COUNCIL MEETING 1 06 03 19 CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

None

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

STIPULATIONS:

OR SEE MINUTES

None

PLANNING DIRECTOR: _____

DATE: _____

PC CHAIR OR DESIGNEE: _____

DATE: _____

[Handwritten signatures in blue ink]

5-13-19

5/13/2019



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ANX-C9-00252 and ZA-C9-00252

Mr. Lindsey and Commission,

Mr. James E. Bottoms has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for TMP 068 055 consisting of 80 acres, located at the corner of Cleve Wright Rd. and Elliott Family Parkway.

Current conditions are as follows:

Said property is currently within the jurisdiction of Dawson County and zoned RA (Residential/Exurban Agricultural).

The zoning as annexed would convert to RA (Restricted Agricultural).

This annexation would eliminate a county island located within the City of Dawsonville.

This office recommends approval.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # 09 50252

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

Fees Waived by CC e Dec 2018 Meeting

Please Print Clearly **ZONING AMENDMENT APPLICATION AND FEES RECEIVED? YES NO**

Applicant Name(s): James E Bottoms

Mailing Address 320 Lakeside Trace City Canton State GA Zip 30115

E-Mail j.bottoms25@gmail.com

Applicant Telephone Number(s): 404 202 5143

Property Owner's Name(s): ~~James E Bottoms~~

Mailing Address Same City _____ State _____ Zip _____

E-Mail _____

Property Owner's Telephone Number(s): 404 202 5143

Address of Property to be Annexed: 0 Cleve Wright Rd VACANT LOT

Tax Map & Parcel # 068055 Property Size in Acres: 80 Survey Recorded in Plat Book # 27 Page # 291

Land Lot # 115-117158 District # 4 Section # 1 Legal Recorded in Deed Book # 171 Page # 612

Current Use of Property: Agriculture - Timson

County Zoning Classification: RA City Zoning Classification: RA SEM as Present

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:
 Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- ✓ An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- ✓ A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- ✓ Survey **must** be signed and sealed by a Registered Land Surveyor.
- ✓ Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

1. Intended Use of Land: _____ Residential _____ Commercial
 _____ Existing Structure(s) _____ Vacant
 ✓ Other (specify) *Agriculture - Timber*
2. Number of persons currently residing on the property: *NONE*; VACANT
 Number of persons 18 years or older: *0*; Number of persons registered to vote: *0*
3. The number of all residents occupying the property:

_____ American Indian	_____ Alaskan Native
_____ Asian	_____ Pacific Islander
_____ Black, not of Hispanic Origin	_____ Hispanic
_____ White, not of Hispanic Origin	_____ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- A. Number of existing housing units: *0*
- B. List of Addresses for each housing unit in the annexed area at the time of the annexation:

- C. Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- D. Names of affected Subdivision: _____
- E. Name of affected Multi-Family Complex: _____
- F. Names of Group Quarters (dormitories, nursing homes, jails, etc.):

- G. Names of affected Duplexes: _____
- H. Names of Mobile Home Parks: _____



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as James E Bottom (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>James E Bottom</u> Property Owner Signature	_____	Property Owner Printed Name
(2)	_____	_____	Property Owner Printed Name
(1)	_____	_____	Applicant Printed Name
(2)	_____	_____	Applicant Printed Name

Sworn to and subscribed before me
 this 8 day of March 2019.
Christy McKinney
 Notary Public, State of Georgia
 My Commission Expires: May 17, 2019



Annexation Application Received Date Stamp:	Rec'd <u>3/18/19</u>	Completed Application with Signatures
	Rec'd <u>u u</u>	Current Boundary Survey
	Rec'd <u>u u</u>	Legal Description
	Rec'd <u>u u</u>	ARC Population Estimate Information
Planning Commission Meeting Date (if rezone):	<u>4/15/19</u> <u>5/13/19</u>	
Dates Advertised:	<u>3/27/19</u> <u>4/24/19</u>	
1st City Council Reading Date:	<u>4/22/19</u> <u>5/20/19</u>	
2nd City Council Reading Date:	<u>5/16/19</u> <u>6/3/19</u>	Approved: YES NO
Date Certified Mail to:	<u>3/22/19</u> County Board of Commissioners & Chairman <u>3/22/19</u> County Manager <u>3/22/19</u> County Attorney <u>4/24/19</u>	
<input type="checkbox"/> Letter Received from Dawson County	Date: _____	



City of Dawsonville

415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

Zoning Amendment
Application

Request # ZA-09-00252 Date: 3/18/19

Applicant Name(s): James E. Bottoms

Address: 320 Lakeside Trace City: Canton State: GA Zip: 30115

Phone: 404-202-5143 Cell Phone: _____

E-Mail: jbottoms@gmail.com

Property Address: 0 Cleve Wright + Elliott Family Pkwy

Tax Map # 068 055 Parcel # _____ Current Zoning^{***}: RA (D. County)

Land Lot(s): 115, 116, 117 + 158 District: 4 Section: 1st

Subdivision Name: N/A Lot # _____

Acres: 80 Current Use of Property: Agriculture-Conservation-Timber

Has a past Request of Rezone of this property been made before? NO If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: City RA Special Use permit for: _____

Proposed use of property if rezoned: No Change in use

If Residential: # of lots proposed _____ Minimum lot size proposed _____ (Include Concept Plan)

Is an Amenity area proposed _____, if yes, what _____

If Commercial: N/A Total Building area proposed _____ (Include Concept Plan)

Existing Utilities: (readily available at road frontage) _____ Water: N/A Sewer _____ Electric _____ Natural Gas _____

Proposed Utilities: (developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas _____

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Cleve Wright + Elliott Fam Pkwy Type of Surface: Asphalt

- ♦ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ♦ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

James E Bottoms
Signature of Applicant

3/18/19
Date

Office Use Only:
Date Completed Application Rec'd 3/18/19 Amount Paid \$ _____ Fees waived at 12/18 Cmty. Check # _____ /Cash

Date of Planning Commission Meeting: 4/16/19 5/13/19 Dates Advertised: 3/27/19 4/24/19

Date of City Council Meeting: 4/22 + 5/16 Dates Advertised: " " " "

Postponed: YES NO Date: 5/20 6/11 Rescheduled for next Meeting: _____

Approved by Planning Commission: YES NO Approved by City Council: YES NO

	<p align="center">City of Dawsonville P.O. Box 6 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Authorization</p>
-----------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------

Property Owner Authorization

I / We James E Bottoms hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) O Cleve Wright Road + O Elliott Family Pkwy / TMP 068 055 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent James E Bottoms
Signature of Applicant or Agent _____ **Date** _____
Mailing Address 320 Lakeside Trace
City Canton State GA Zip 30115
Telephone Number 404-202-5143

Printed Name of Owner(s) James E Bottoms
Signature of Owner(s) James E Bottoms **Date** 3-8-19
_____ **Date** _____

Sworn to and subscribed before me
this 8 day of March 2019.

Christy McKinney
Notary Public, State of Georgia

My Commission

Expires: May 17, 2019



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

Bottoms



City of Dawsonville
P.O. Box 6
415 Highway 53 East, Suite 100
Dawsonville, GA 30534
Phone: (706) 265-3256

Zoning Amendment
Adjacent Property
Owners

ZA# C9-00252 TMP# _____

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 068 021 1. Name(s): Elliott, Ernie
Address: PO Box 476
D'ville

TMP # 068 023 2. Name(s): Elliott, Dan
Address: PO Box 548
D'ville

TMP # 069 008 3. Name(s): Roland
Address: 1869 Elliott Farm Pkwy

TMP # 069 009 4. Name(s): Gardner
Address: 1868 Elliott Farm Pkwy

TMP # 069 011 5. Name(s): DC BOE
Address: 28 Main St
D'ville

TMP # 069 006 6. Name(s): Rich
Address: 542 Cleve Wright Rd
D'ville

TMP # 068 056 7. Name(s): Joiner
Address: 565 Tommy Aaron Dr.
Gamesville 30506

TMP # 068 059 8. Name(s): Stradley, Bryan
Address: 536 Cleve Wright Rd
D'ville

TMP # 068 056 9. Name(s): Stradley, James
Address: 524 Cleve Wright Rd
D'ville

Adjacent Property Owner notification of a zoning amendment request is required.

pg 1
Cont ->



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Adjacent Property
 Owners**

ZA# 09-00252 TMP# _____

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 068053 1. Name(s): Caldwell
 Address: 389 Chewe Wright Rd
D'ville

TMP # 068039 2. Name(s): Morris
 Address: 333 Chewe Wright Rd
D'ville

068
 TMP # 058003 3. Name(s): Bulce
 Address: 2572 Elliott Farm Pkwy
D'ville

TMP # _____ 4. Name(s): _____
 Address: _____

TMP # _____ 5. Name(s): _____
 Address: _____

TMP # _____ 6. Name(s): _____
 Address: _____

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

TMP # _____ 9. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3266

**Zoning Amendment
 Campaign Disclosure**

Disclosure of Campaign Contributions
 (Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

None

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ None Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____

James E Bottom
 Signature of Applicant / Representative of Applicant

3-8-19
 Date

Failure to complete this form is a statement that no disclosure is required.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature James E. Bottom **Date** 3-8-19

Application Number: _____

Sworn to and subscribed before me

this 8 day of March, 2019.

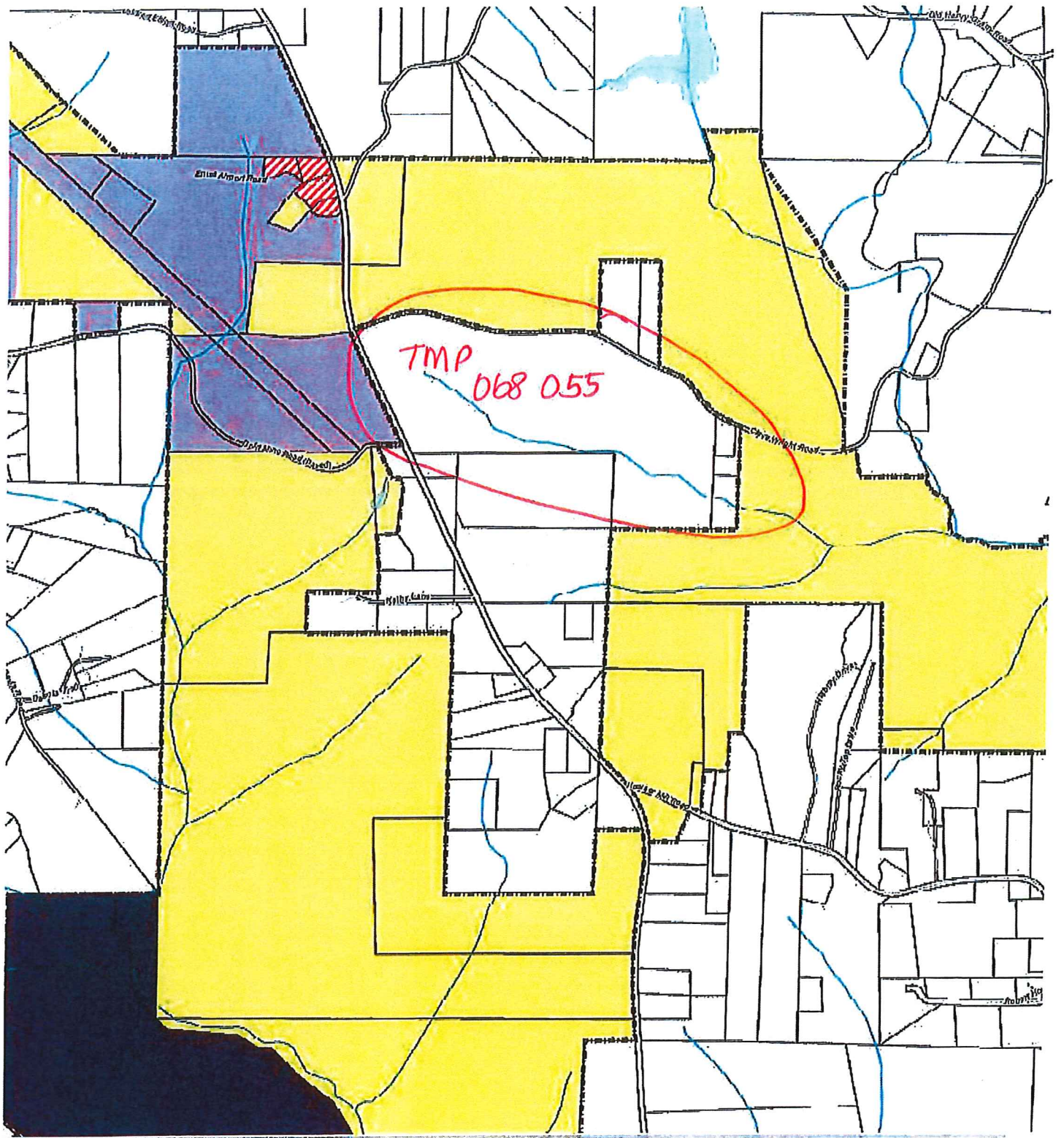
Christy McKinney

Notary Public, State of Georgia

My Commission

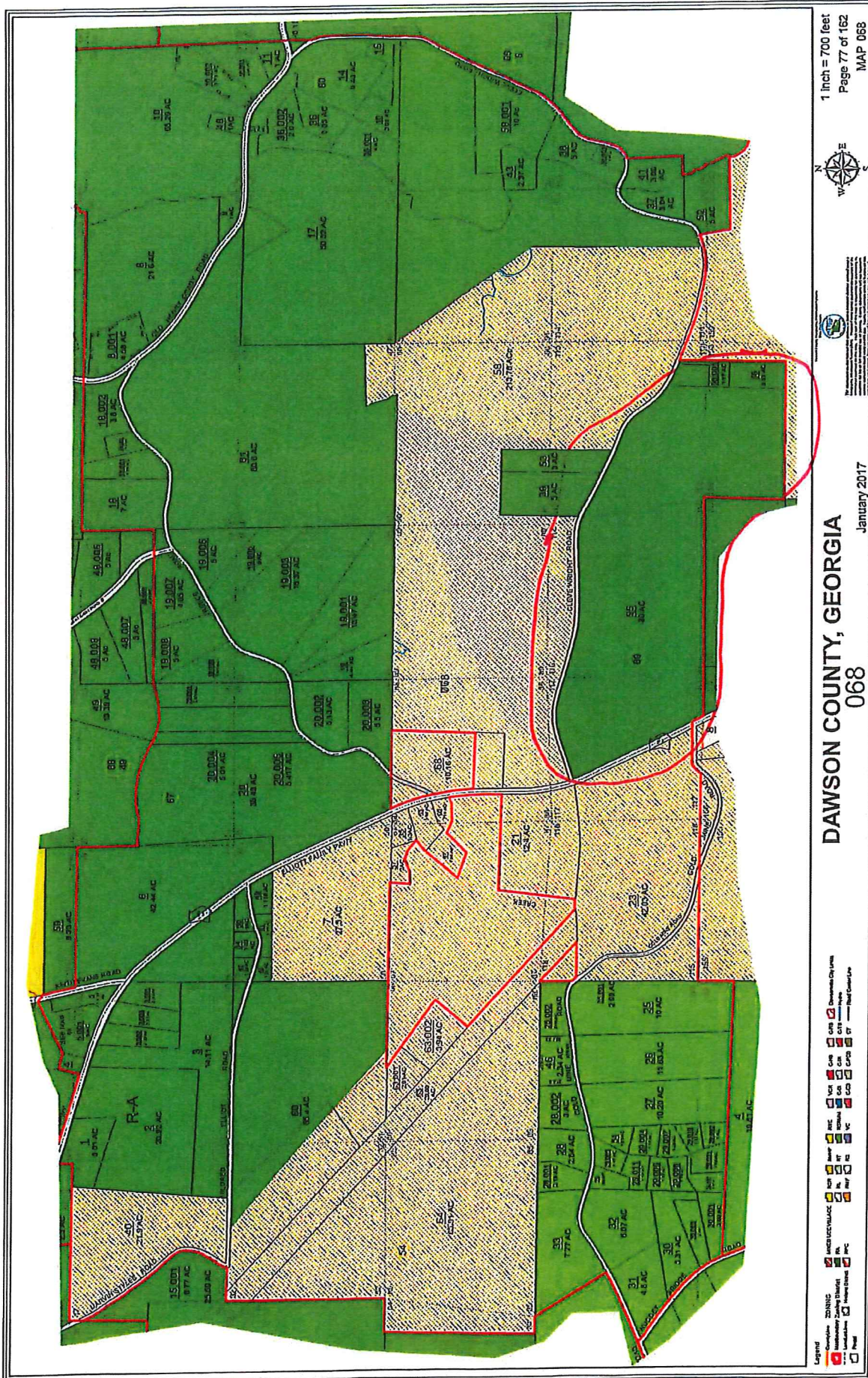
Expires: May 17, 2019

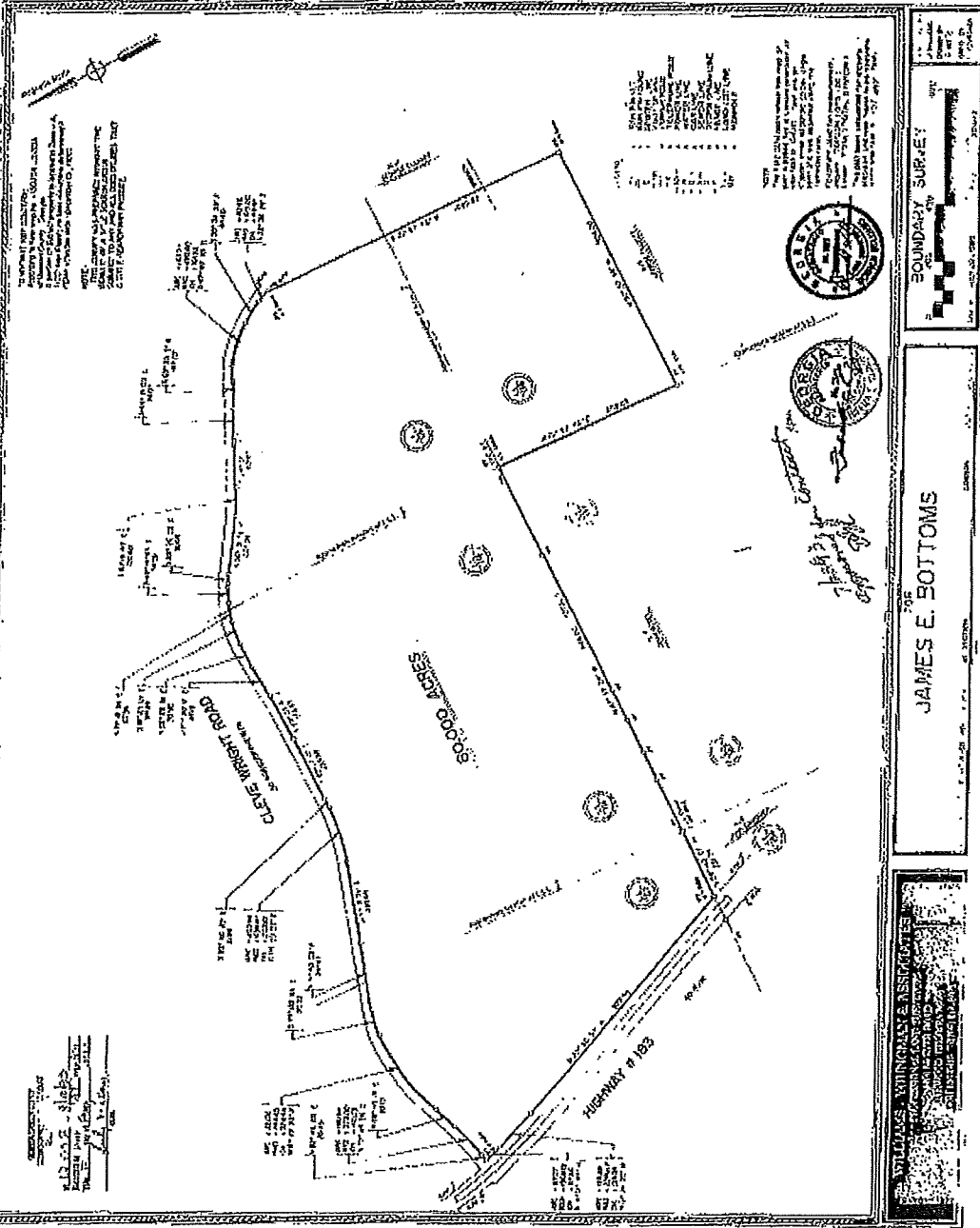




Bottoms
O Cleve Wright Rd

City Zoning Map





JAMES E. BOTTOMS

WILLIAMS SURVEYING & ENGINEERING
REGISTERED PROFESSIONAL SURVEYORS
1000 WEST 10TH STREET
MILWAUKEE, WISCONSIN 53233

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FORSYTH

NOTARY PUBLIC
HENRY B. BROWN
PAID \$10.00
JULY 1993
Ricky McCard

THIS INDENTURE, made this 10 day of July
in the year of our Lord One Thousand Nine Hundred and Ninety-
Three, between GEORGE ELLIOTT of the State of Georgia and County
of Dawson of the first part and JAMES E. BOTTOMS, of the State of
Georgia and County of Dalton of the second part.

WITNESSETH: That the said party of the first part, for
and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION, in hand paid, at and before the sealing
and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold and conveyed and by
these presents does grant, bargain, sell and convey unto the said
party of the second part, his heirs and assigns, all that tract
and parcel of land described as follows:

All that tract or parcel of land lying and being in Land Lots
115, 116, 117 and 118 of the Fourth District and First Section of
Dawson County, Georgia, being 80.0 acres as shown on a survey for
James E. Bottoms dated July 22, 1993, as surveyed by Donald
Williams, R.L.S. No. 2177, which plat is recorded at Plat Book
27, page 291, in the Office of the Clerk of the Superior
Court of Dawson County, Georgia, which plat is incorporated
herein by reference for a more complete description of this
property.

TO HAVE AND TO HOLD the said bargained premises, together
with all and singular the rights, members and appurtenances
thereof, to the same being, belonging or in any wise
appertaining, to the only proper use, benefit and behoof of
Grantee the said party of the second part, his heirs and assigns
forever, IN FEE SIMPLE.

And the said party of the first part, for his heirs,
executors and administrators will warrant and forever defend the
right and title to the above described property unto the said
party of the second part, his heirs and assigns, against the
lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, That the said party of the first part
has hereunto set his hand and affixed his seal, the day and year
above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature] (SEAL)
GEORGE ELLIOTT

[Signature]
Notary Public

Signed this 10 day of
July, 1993
PUBLIC

No. 112211... of Georgia
15...

GEORGIA, DAWSON COUNTY
CLERK'S OFFICE, SUPERIOR COURT
FILED FOR RECORD
at 12:05 P M 8.16.93
Received in DEED Book 171 Page 1012
This 19 day of July 1993
[Signature]
1118



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 12

SUBJECT: ANX C9-00253 & ZA C9-00253

DATE(s): 5/20/2019 CITY COUNCIL MEETING 1 06/03/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

Jamie McCracken has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 095, located at 551 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

HISTORY/ FACTS / ISSUES

Subject property is one of several unincorporated islands in the Gold Creek Subdivision. PC voted to approve the annexation request on 5/13/2019.

OPTIONS:

Approve or Deny

RECOMMENDED SAMPLE MOTION:

Recommend approval of annexation and zoning amendment request.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ANX C9-00253 and ZA C9-00253

LOCATION: 551 Gold Bullion Dr West

HEARD BY PLANNING COMMISSION ON: 05 / 13 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 05 / 20 / 19 CITY COUNCIL MEETING 1 06 03 19 CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

None

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

STIPULATIONS: OR SEE MINUTES

None

PLANNING DIRECTOR: [Signature] DATE: 5-13-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 5/13/2019



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ANX-C9-00253 and ZA-C9-00253

Mr. Lindsey and Commission,

Mr. Jamie McCracken has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for TMP 090 095, located at 551 Gold Bullion Dr. West in the Gold Creek subdivision.

Current conditions are as follows:

Said property is currently within the jurisdiction of Dawson County and zoned RPC (Residential Planned Community).

The zoning as annexed would convert to PUD (Planned Unit Development) to be consistent with the current zonings in the Gold Creek subdivision.

This annexation would eliminate a county island located within the City of Dawsonville.

This office recommends approval.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # C9-00253

Please Print Clearly

Applicant Name(s): Jamie Arlin McCracken Amanda McCracken

Applicant Mailing Address: 551 Gold Bullion Drive W

City: Dawsonville State: Georgia Zip: 30534

Applicant Telephone Number(s): 770-560-3752 706-525-8060

jmcrcracken@joepowell.com

Property Owner's Name(s): Jamie McCracken Amanda McCracken

Property Owner's Mailing Address: 551 Gold Bullion Drive W

City: Dawsonville State: Georgia Zip: 30534

Property Owner's Telephone Number(s): 770-560-3752 706-525-8060

Address of Property to be Annexed: 551 Gold Bullion Drive W VACANT LOT

Tax Map & Parcel # 090 095 Property Size in Acres: - 1 Survey Recorded in Plat Book # 31 Page # 301

Land Lot # 35 + 36 District # 4 Section # 1 Legal Recorded in Deed Book # 232 Page # 364

Current Use of Property: Residence

County Zoning Classification: RPC City Zoning Classification: PUD / R2

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:

Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by the Clerk's Office, Superior Court at the Court House.



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Annexation Petition
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Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property:⁶ _____; VACANT
 Number of persons 18 years or older:³ _____; Number of persons registered to vote:³ _____
- The number of all residents occupying the property:

_____ American Indian	_____ Alaskan Native
_____ Asian	_____ Pacific Islander
_____ Black, not of Hispanic Origin	_____ Hispanic
<input checked="" type="checkbox"/> White, not of Hispanic Origin	_____ VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
551 Gold Bullion Drive West
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):
Stay the same
- Names of affected Subdivision: Gold Creek
- Name of affected Multi-Family Complex: N/A
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- Names of affected Duplexes: N/A
- Names of Mobile Home Parks: N/A



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Annexation Petition
 Into the
 City of Dawsonville, GA

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as Jamie McCracken (Address/Tax Map Parcel) , respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1) Jamie McCracken
 Property Owner Signature

(2) Amanda McCracken
 Property Owner Signature

Jamie McCracken
 Property Owner Printed Name

Amanda McCracken
 Property Owner Printed Name

(1) _____
 Applicant Signature

(2) _____
 Applicant Signature

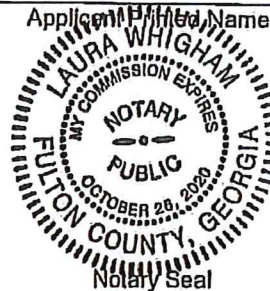
 Applicant Printed Name

 Applicant Printed Name

Sworn to and subscribed before me
 this 18th day of March 2019.

Laura Whigham
 Notary Public, State of Georgia

My Commission Expires: 10/20/2020



Annexation Application Received Date Stamp:	Rec'd <u>3/18/19</u>	Completed Application with Signatures
	Rec'd <u>4/2/19</u>	Current Boundary/Survey
	Rec'd <u>4/2/19</u>	Legal Description
	Rec'd <u>4/2/19</u>	ARC Population Estimate Information
Planning Commission Meeting Date (If rezone):	<u>4/15/19 5/12/19</u>	
Dates Advertised:	<u>3/27/19 4/24/19</u>	
1 st City Council Reading Date:	<u>4/22/19 5/20/19</u>	
2 nd City Council Reading Date:	<u>5/16/19 6/14/19</u>	
Date Certified Mail to:	County Board of Commissioners & Chairman <u>3/22/19</u>	County Manager <u>3/22/19</u>
	County Attorney <u>4/24/19</u>	
<input type="checkbox"/> Letter Received from Dawson County	Date:	<u>4/24/19</u>

	<p align="center">City of Dawsonville 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Application</p>
-----------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

Request # ZA- 09-00253 Condition/Stipulation Change

Original ZA # N/A

Applicant Name(s): Jamie M. Cracken

Address: 551 Gold Bullion Dr. W City: Dawsonville GA Zip: 30534

Phone: 770-560-3752 Cell Phone: _____

Signature(s) [Signature] Date 3/18/2019

Property Address: 551 Gold Bullion Dr. W

Directions to Property from City Hall: _____

Tax Map # 090 095 Parcel # _____ Current Zoning*: RPC - County

Land Lot(s): _____ District: _____ Section: _____

Subdivision Name: Gold Creek Lot # _____

Acres: -1 Current Use of Property: Residence

Has a past Request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: PUD/R2 Special Use permit for: _____

Proposed use of property if rezoned is: Same - No change

If Residential: # of lots proposed _____ Minimum lot-size proposed _____ (Include Conceptual Plan)

Is an Amenity area proposed _____, If yes, what _____

If Commercial: Total Building area proposed _____ (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Proposed Utilities: (utilities developer intends to provide) _____ Water _____ Sewer _____ Electric _____ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: _____ Type of Surface: _____

- ♦ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ♦ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

[Signature]
 Signature of Applicant

3/18/2019
 Date

Office Use Only:
 Date Completed Application Rec'd 3/18/19 Amount Paid \$ _____ Check # _____ /Cash

Date of Planning Commission Meeting: 4/15/19 5/12/19 Dates Advertised: 3/27/19 4/24/19

Date of City Council Meeting: 4/22 + 5/6 5/10 6/3 Dates Advertised: " " " "

Postponed: YES NO Date: _____ Rescheduled for next Meeting: _____

Approved by Planning Commission: YES NO Approved by City Council: YES NO

	<p align="center">City of Dawsonville</p> <p align="center">415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Authorization</p>
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

Property Owner Authorization

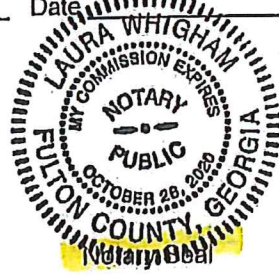
I / We Jamie McCracken hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 551 Gold Bullion Dr. W as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Jamie Arlin McCracken
 Signature of Applicant or Agent Jamie McCracken Date 3/18/2019
 Mailing Address 551 Gold Bullion Drive W
 City Dawsonville State GA Zip 30534
 Telephone Number _____

Printed Name of Owner(s) Jamie Arlin McCracken x Amanda McCracken
 Signature of Owner(s) Jamie McCracken Date 3/18/2018
x Amanda McCracken Date _____

Sworn to and subscribed before me
 this 11/18 day of March 2019
Laura Whigham
 Notary Public, State of Georgia
 My Commission Expires: 10/26/2020



(The complete names of all owners must be listed. If the owner is a partnership, the names of all partners must be listed. If a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
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**Zoning Amendment
 Adjacent Property
 Owners**

ZA# 19-00253 TMP# 090095

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 090094 1. Name(s): M C Cve
 Address: 539 Gold Bullion Dr. W
D'ville

TMP # 090026 2. Name(s): B + K Turner
 Address: 1040 Oakhaven Dr.
Roswell 30075

TMP # 090096 3. Name(s): Hitch
 Address: 544 Gold Bullion Dr W
D'ville

TMP # 090096 4. Name(s): Ratasapp
 Address: 583 Gold Bullion Dr W
D'ville

TMP # 090097 5. Name(s): Evans
 Address: 617 Gold Bullion Dr W
D'ville

TMP # 090098 6. Name(s): Eason Hand Delivered
 Address: 598 Gold Bullion Dr W
D'ville

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

TMP # _____ 9. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

	<p align="center">City of Dawsonville</p> <p align="center">415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Campaign Disclosure</p>
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------

Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

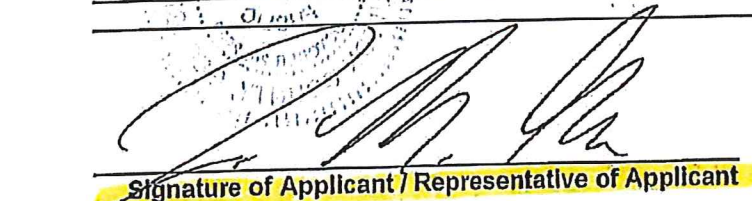
1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ N/A Date: N/A

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:



Signature of Applicant / Representative of Applicant

3/18/2019

Date

Failure to complete this form is a statement that no disclosure is required.

	<p align="center">City of Dawsonville</p> <p align="center">415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Notice of R-A Adjacency</p>
-----------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature _____

Date _____

3/18/2019

Application Number: _____

Sworn to and subscribed before me

this 18th day of March 2019.

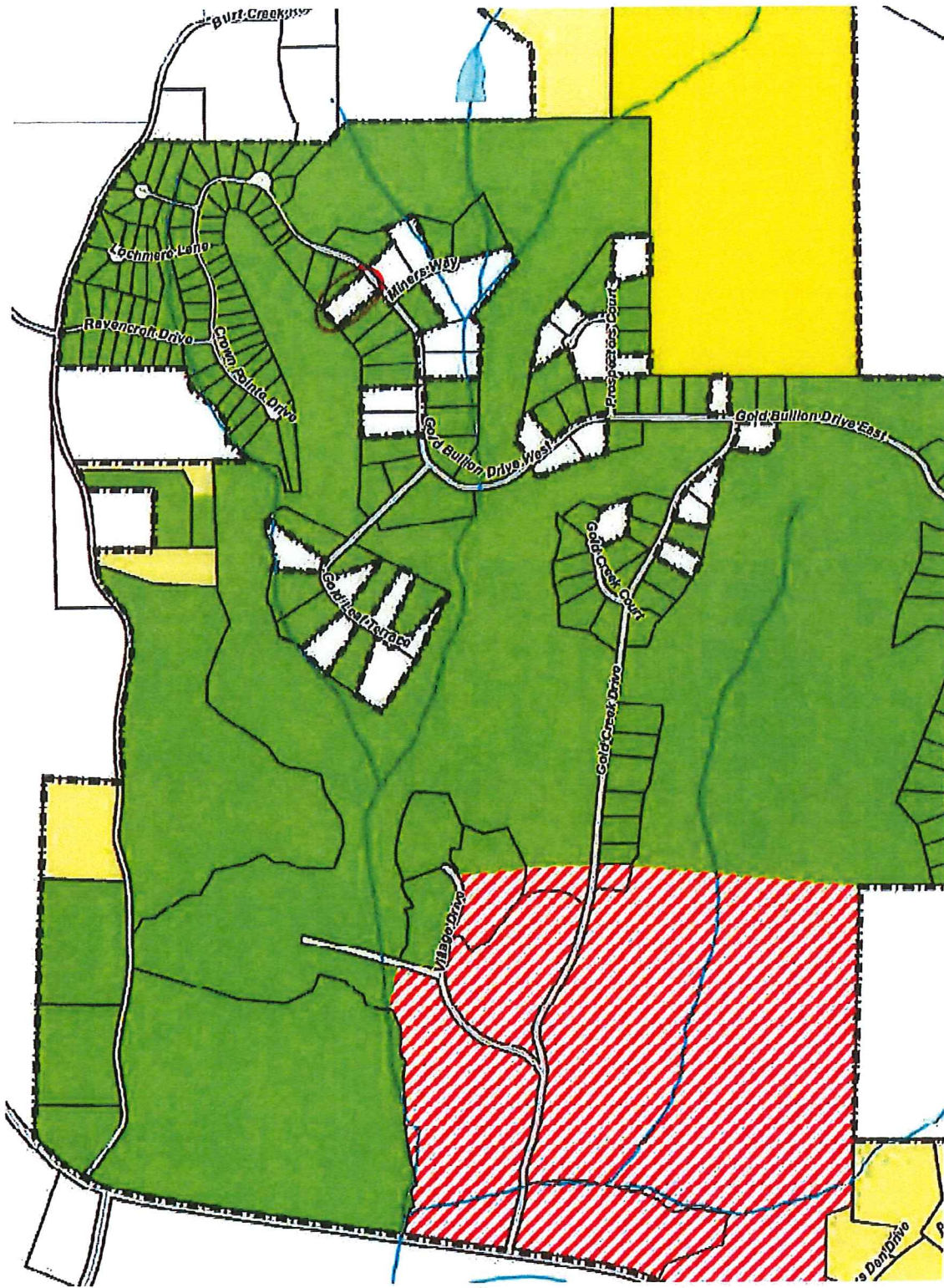
Laura Whigham

Notary Public, State of Georgia

My Commission Expires: 10/26/2020



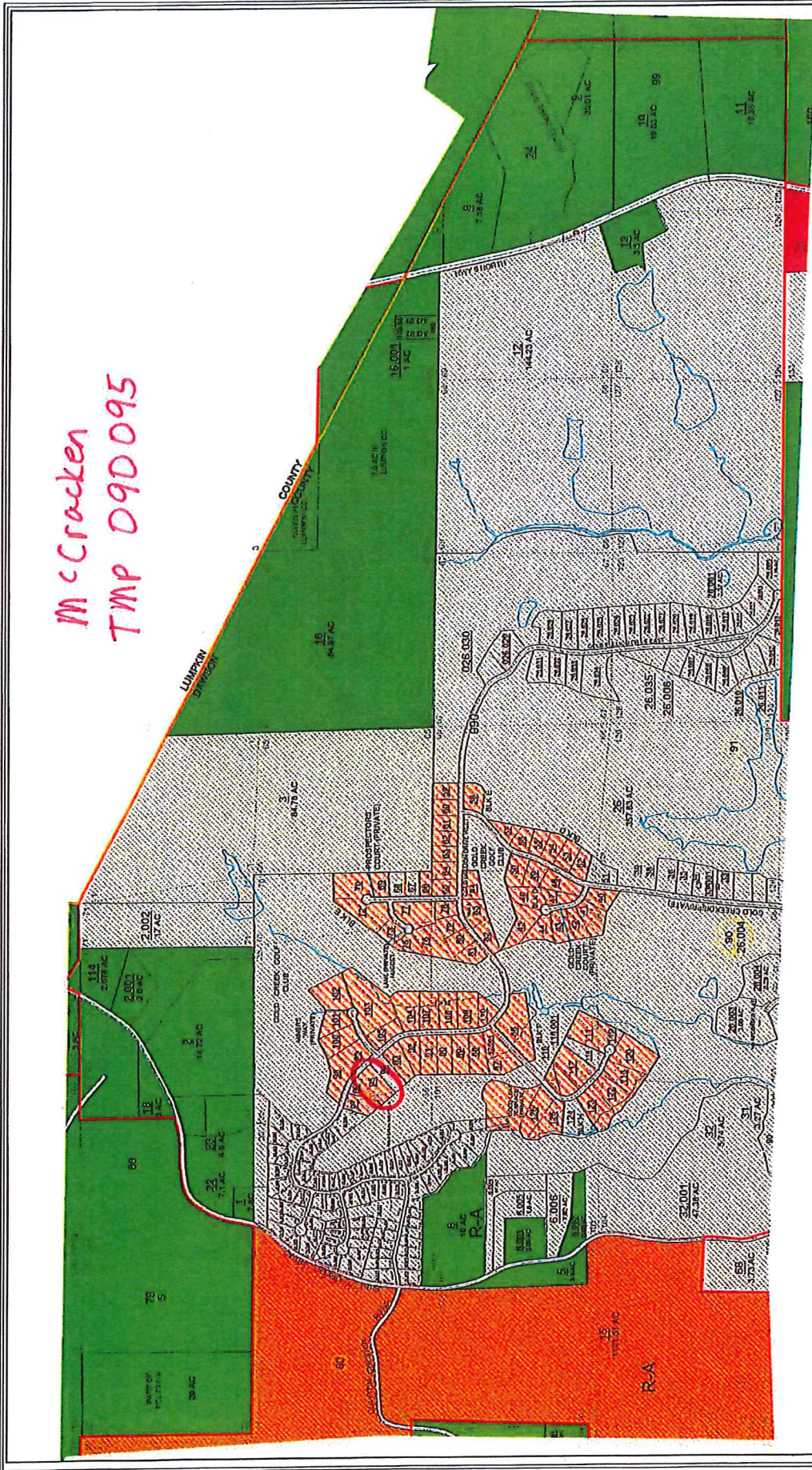
Notary Seal



McCracken
TMP 090 095

City Zoning Map

McCracken
TMP 09D095



1 inch = 690 feet
Page 99 of 162
MAP 090

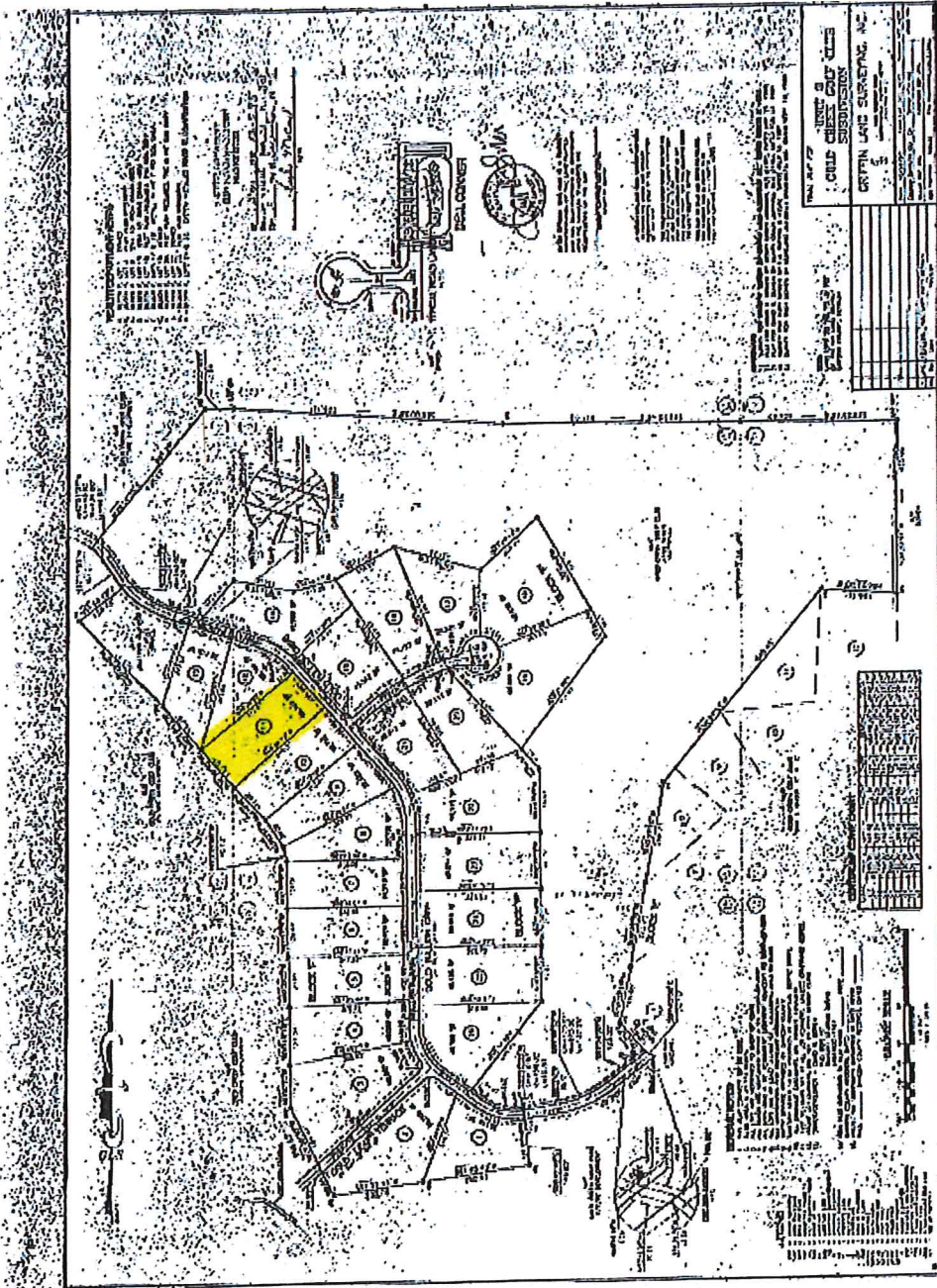


January 2017

DAWSON COUNTY, GEORGIA

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SHEET 9
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EXHIBIT "A"
LEGAL DESCRIPTION

**ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN
LAND LOTS 35 AND 36 OF THE 4TH DISTRICT, 1ST SECTION OF
DAWSON COUNTY, GEORGIA, BEING LOT 11, BLOCK F, UNIT 3,
GOLD CREEK GOLF CLUB SUBDIVISION, AS PER PLAT RECORDED
IN PLAT BOOK 31, PAGE 301, DAWSON COUNTY, GEORGIA
RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY
REFERENCE.**



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 13

SUBJECT: ANX C9-00256 & ZA C9-00256

DATE(s): 5/20/2019 CITY COUNCIL MEETING 1 06/03/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

Anthony Tarnacki has petitioned to annex into the city limits of Dawsonville the property known as TMP 090 083, located at 143 Gold Bullion Drive West, with a request to rezone from County Zoning of RPC (Residential Planned Community) to City Zoning of PUD (Planned Unit Development). Public Hearing Dates: Planning Commission on May 13, 2019 and City Council on May 20, 2019. City Council for a decision on June 3, 2019.

HISTORY/ FACTS / ISSUES

Subject property is one of several unincorporated islands in the Gold Creek Subdivision. PC voted to approve the annexation request on 5/13/2019.

OPTIONS:

Approve or Deny

RECOMMENDED SAMPLE MOTION:

Recommend approval of annexation and zoning amendment request.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ANX C9-00256 and ZA C9-00256

LOCATION: 143 Gold Bullion Drive West

HEARD BY PLANNING COMMISSION ON: 05 / 13 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 05 / 20 / 19 CITY COUNCIL MEETING 1 06 03 19 CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

None

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

STIPULATIONS: OR SEE MINUTES

None

PLANNING DIRECTOR: [Signature] DATE: 5-13-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 5/13/2019



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ANX-C9-00256 and ZA-C9-00256

Mr. Lindsey and Commission,

Mr. Anthony Tarnacki has requested annexation into the City of Dawsonville and an amendment to the current zoning ordinance for TMP 090 083, located at 143 Gold Bullion Dr. West in the Gold Creek subdivision.

Current conditions are as follows:

Said property is currently within the jurisdiction of Dawson County and zoned RPC (Residential Planned Community).

The zoning as annexed would convert to PUD (Planned Unit Development) to be consistent with the current zonings in the Gold Creek subdivision.

This annexation would eliminate a county island located within the City of Dawsonville.

This office recommends approval.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Annexation # C9-00256

FEE \$250.00 (NONREFUNDABLE) Date Paid _____ Cash /Ck # _____

cc waived all fees 12/17/18

Please Print Clearly ZONING AMENDMENT APPLICATION AND FEES RECEIVED ? YES NO

Applicant Name(s): Anthony Tarnacki

Mailing Address 143 Gold Bullion Dr. W. City Dawsonville State GA Zip 30534

E-Mail amtarn6790@yahoo.com

Applicant Telephone Number(s): 404-661-1190

Property Owner's Name(s): Anthony Tarnacki

Mailing Address 143 Gold Bullion Dr. W. City Dawsonville State GA Zip 30534

E-Mail _____

Property Owner's Telephone Number(s): 404 661-1190

Address of Property to be Annexed: 143 Gold Bullion Dr. W VACANT LOT

Tax Map & Parcel # 090 083 Property Size in Acres: < 1/2 Survey Recorded in Plat Book # 31 Page # 247

Land Lot # 69 & 102 District # 4th Section # 1st Legal Recorded in Deed Book # 1078 Page # 245

Current Use of Property: Residence

County Zoning Classification: B3 RPC City Zoning Classification: PUD

Land Use & Zoning Ordinance, Article VII. General Provisions Sec. 708. Annexation:
 Any land area subsequently added to the incorporated area of Dawsonville shall automatically be classified R-1 (single-family residential district) until or unless otherwise classified by amendment to the official zoning map.

Petition **MUST** include a completed application with signatures and **ALL** attachments.

- An 8 1/2 x 11 copy of the current **RECORDED BOUNDARY SURVEY** of said property showing the contiguity of said property to the existing corporate limits of the City of Dawsonville, GA.
- A copy of the current metes and bounds **LEGAL DESCRIPTION** that matches the boundary survey of the property being annexed.
- Survey **must** be signed and sealed by a Registered Land Surveyor.
- Survey **must** be signed, stamped recorded by Dawson County Clerk's Office, Superior Court



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**Annexation Petition
 into the
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Please answer the following questions to meet and comply with the United States Department of Justice, Civil Rights Division, Voting Section, Section 5 of the Voting Rights Act.

- Intended Use of Land: Residential Commercial
 Existing Structure(s) Vacant
 Other (specify) _____
- Number of persons currently residing on the property: 4; VACANT _____
 Number of persons 18 years or older: 2; Number of persons registered to vote: 2
- The number of all residents occupying the property:

<input type="checkbox"/> American Indian	<input type="checkbox"/> Alaskan Native
<input type="checkbox"/> Asian	<input type="checkbox"/> Pacific Islander
<input type="checkbox"/> Black, not of Hispanic Origin	<input type="checkbox"/> Hispanic
<u>4</u> <input type="checkbox"/> White, not of Hispanic Origin	<input type="checkbox"/> VACANT

Please answer the following questions to meet and comply with the U. S. Department of Commerce, which requires this information to provide Population Estimates.

ARC Population Estimate Information

- Number of existing housing units: 1
- List of Addresses for each housing unit in the annexed area at the time of the annexation:
143 Gold Bullion Dr. W, Dawsonville, GA 30534
- Disposition of existing structures (e.g. to stay the same, be demolished, moved or converted):

- Names of affected Subdivision: Gold Creek
- Name of affected Multi-Family Complex: N/A
- Names of Group Quarters (dormitories, nursing homes, jails, etc.):
N/A
- Names of affected Duplexes: N/A
- Names of Mobile Home Parks: N/A



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Annexation Petition
 into the
 City of Dawsonville, GA**

Property Owner(s) Authorization

I / We the undersigned, being the owner(s) of real property of the territory described herein as 143 Gold Bullion Dr. W, Dawsonville, GA 30534 (Address/Tax Map Parcel), respectfully request that the Mayor and City Council of the City of Dawsonville, Georgia annex this property into the City and extend the City boundaries to include the same.

Upon signature of this document, I / We the undersigned certify that all the information provided is true and accurate to the best of our knowledge.

(1)	<u>[Signature]</u> Property Owner Signature	<u>Anthony Tarnacki</u> Property Owner Printed Name
(2)	_____ Property Owner Signature	_____ Property Owner Printed Name
(1)	_____ Applicant Signature	_____ Applicant Printed Name
(2)	_____ Applicant Signature	_____ Applicant Printed Name

Sworn to and subscribed before me
 this 20th day of March 20 .

[Signature]
 Notary Public, State of Georgia
 My Commission Expires: _____



**Tracy G. Smith
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 August 27, 2021**

Annexation Application Received Date Stamp:	Rec'd <u>3/25/19</u>	Completed Application with Signatures
	Rec'd <u>u u</u>	Current Boundary Survey
	Rec'd <u>u u</u>	Legal Description
	Rec'd <u>u u</u>	ARC Population Estimate Information

Planning Commission Meeting Date (if rezone): 5-13-19

Dates Advertised: 4/24/19

1st City Council Reading Date: 5/20/19

2nd City Council Reading Date: 6/3/19

Approved: YES NO

Date Certified Mail to: 3/28/19 County Board of Commissioners & Chairman 3/28/19 County Manager 3/28/19 County Attorney

Letter Received from Dawson County Date: _____





City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

Zoning Amendment Application

Request # ZA- 09-00256 Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Anthony Tarnacki
 Address: 143 Gold Bullion Dr. W. City: Dawsonville Zip: 30534
 Phone: 404-661-1199 Cell Phone: _____
 Signature(s) _____ Date 3/25/19

Property Address: 143 Gold Bullion Dr. W.
 Directions to Property from City Hall: Gold Creek Sub off 136. Left @ stop
 Tax Map # _____ Parcel # 090 083 Current Zoning: RPC and house on left
 Land Lot(s): 69 & 102 District: 4 Section: 1st
 Subdivision Name: Gold Creek Lot # 26
 Acres: < 1 ac. Current Use of Property: Residence
 Has a past Request of Rezone of this property been made before? NO If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: PUD Special Use permit for: _____
 Proposed use of property if rezoned is: Residential Same
 If Residential: # of lots proposed 1 Minimum lot size proposed _____ (Include Conceptual Plan)
 Is an Amenity area proposed _____, if yes, what _____
 If Commercial: Total Building area proposed _____ (Include Conceptual Plan)
 Existing Utilities: (utilities readily available at the road frontage) Water Sewer Electric Natural Gas
 Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas
 Road Access/Proposed Access: (Access to the development/area will be provided from)
 Road name: Gold Bullion Dr. W. Type of Surface: paved

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Signature of Applicant _____ Date 3/25/19

Office Use Only:		Amount Paid \$	Check #	Cash
Date Completed Application Rec'd:	<u>3/19</u>			
Date of Planning Commission Meeting:	<u>5/3/19</u>	Dates Advised:	<u>4/24/19</u>	
Date of City Council Meeting:	<u>5/20/19</u>	Dates Advised:	<u>4/24/19</u>	
Postponed: YES NO	Date _____	Rescheduled for next Meeting:		
Approved by Planning Commission:	YES NO	Approved by City Council:	YES NO	



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Anthony Tarnacki hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 143 Gold Bullion Dr. W. as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezoning granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent _____
 Signature of Applicant or Agent [Signature] Date 3/25/19
 Mailing Address 143 Gold Creek Dr. W.
 City Dawsonville State GA Zip 30534
 Telephone Number 404-661-1190

Printed Name of Owner(s) Anthony Tarnacki
 Signature of Owner(s) [Signature] Date 3/25/19
 Date _____

Sworn to and subscribed before me
 this 2ND day of April 2019.
Rachel R Janes
 Notary Public, State of Georgia
 My Commission Expires: 03/25/22

Rachel R Janes
NOTARY PUBLIC
 Dawson County, GEORGIA
 My Comm. Expires 03/25/22
 Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Adjacent Property Owners**

ZA# Tarnowski CG-00256 TMP# 090 083

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

TMP # 090 080 1. Name(s): Gerpaicher
 Address: 188 Gold Bullion Dr.

TMP # 090 079 2. Name(s): Stewart
 Address: 156 Gold Bullion Dr.

TMP # 090 078 3. Name(s): Duncan
 Address: _____

TMP # 090 084 4. Name(s): 119 Gold Bullion Dr. W
 Address: James

TMP # 090026 5. Name(s): B+K Turner
 Address: 1090 Oakhaven Dr.
Roswell Ga 30078

TMP # 090 082 6. Name(s): R+M Capital
 Address: 2255 Cumberland Pkwy Ste 700-A
Atlanta 30339

TMP # _____ 7. Name(s): _____
 Address: _____

TMP # _____ 8. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Campaign Disclosure**

Disclosure of Campaign Contributions
 (Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

None

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning:

[Signature]
 Signature of Applicant / Representative of Applicant

3/25/19
 Date

Failure to complete this form is a statement that no disclosure is required.



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256


**Zoning Amendment
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.


Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature  Date 3/25/19

Application Number: _____

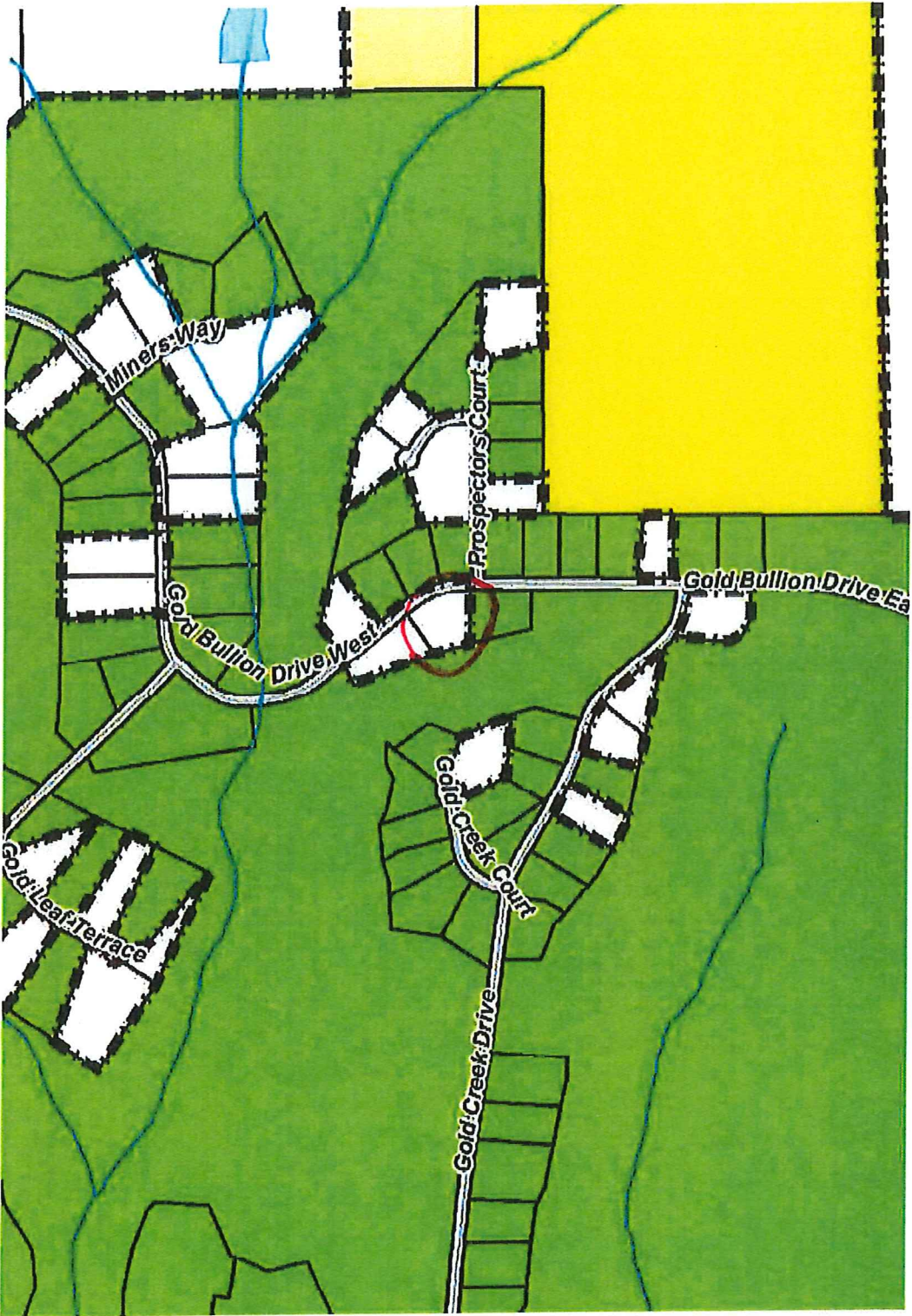
Sworn to and subscribed before me
 this 2ND day of April 2019.


 Notary Public, State of Georgia

My Commission Expires: 03/25/22

Rachel R. Jones
 NOTARY PUBLIC
 Dawson County, GEORGIA
 My Comm. Expires 03/25/22

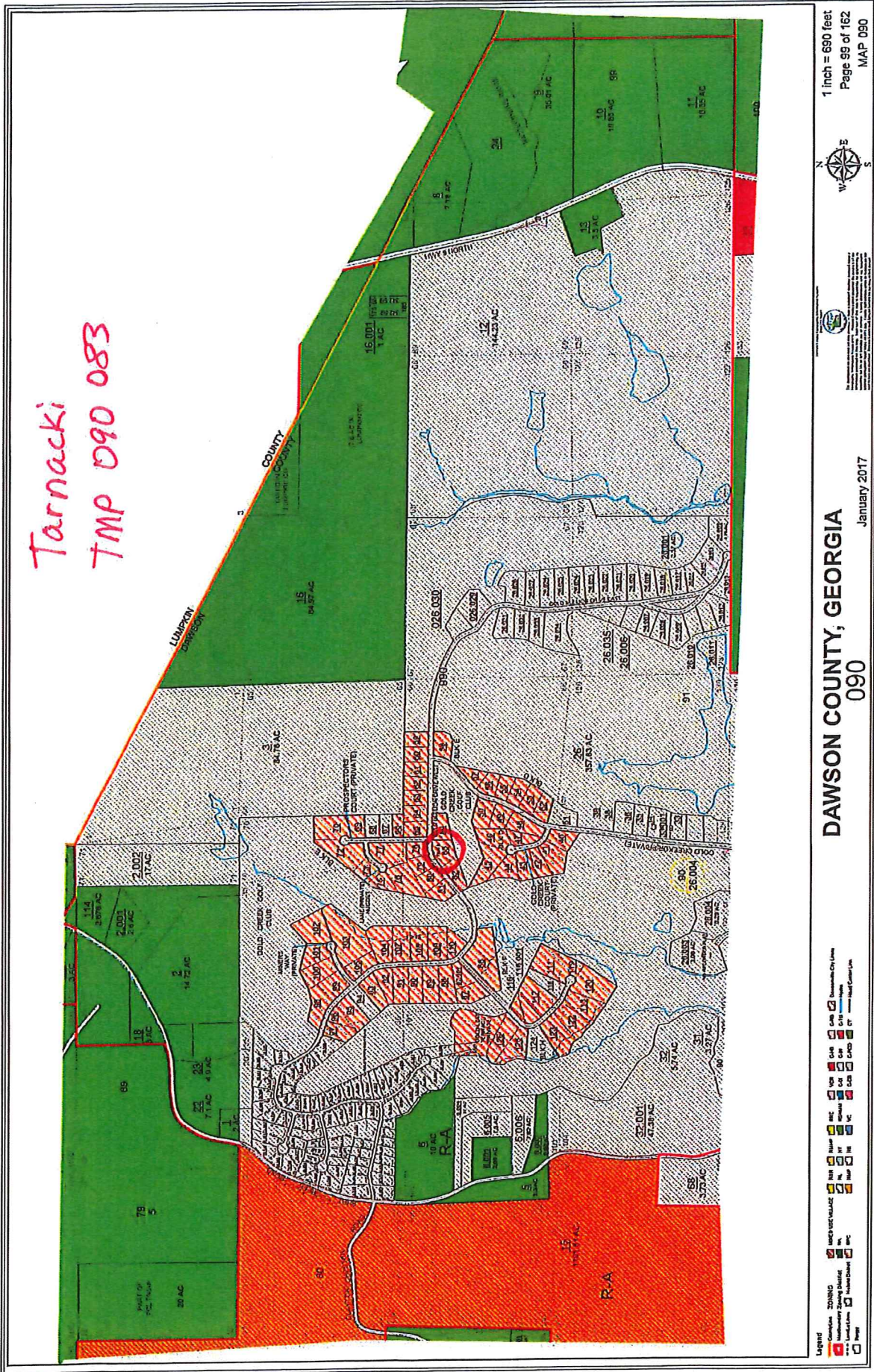
Notary Seal



Tarnacki
TMP 090 083

City Zoning Map

Tarnacki
TMP 090 083



1 inch = 690 feet
Page 99 of 162
MAP 090



January 2017

DAWSON COUNTY, GEORGIA
090

PLANNING DEPARTMENT NOTES:

1. THE PLANNING DEPARTMENT HAS REVIEWED THE SUBDIVISION MAP AND FINDS IT TO BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE SUBDIVISION MAP ACT.

2. THE PLANNING DEPARTMENT HAS REVIEWED THE TRAFFIC ROAD LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE TRAFFIC ROAD LAYOUT ACT.

3. THE PLANNING DEPARTMENT HAS REVIEWED THE GENERAL CURVE CHART AND FINDS IT TO BE IN ACCORDANCE WITH THE GENERAL CURVE CHART ACT.

4. THE PLANNING DEPARTMENT HAS REVIEWED THE GRAPHIC SCALE AND FINDS IT TO BE IN ACCORDANCE WITH THE GRAPHIC SCALE ACT.

5. THE PLANNING DEPARTMENT HAS REVIEWED THE GENERAL NOTES AND FINDS IT TO BE IN ACCORDANCE WITH THE GENERAL NOTES ACT.

6. THE PLANNING DEPARTMENT HAS REVIEWED THE TRAFFIC ROAD LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE TRAFFIC ROAD LAYOUT ACT.

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8. THE PLANNING DEPARTMENT HAS REVIEWED THE GRAPHIC SCALE AND FINDS IT TO BE IN ACCORDANCE WITH THE GRAPHIC SCALE ACT.

9. THE PLANNING DEPARTMENT HAS REVIEWED THE GENERAL NOTES AND FINDS IT TO BE IN ACCORDANCE WITH THE GENERAL NOTES ACT.

10. THE PLANNING DEPARTMENT HAS REVIEWED THE TRAFFIC ROAD LAYOUT AND FINDS IT TO BE IN ACCORDANCE WITH THE TRAFFIC ROAD LAYOUT ACT.

GENERAL NOTES:

1. THE SUBDIVISION MAP IS TO BE CONSIDERED AS THE AUTHORITY FOR THE SUBDIVISION OF THE LAND.

2. THE TRAFFIC ROAD LAYOUT IS TO BE CONSIDERED AS THE AUTHORITY FOR THE TRAFFIC ROAD LAYOUT.

3. THE GENERAL CURVE CHART IS TO BE CONSIDERED AS THE AUTHORITY FOR THE GENERAL CURVE CHART.

4. THE GRAPHIC SCALE IS TO BE CONSIDERED AS THE AUTHORITY FOR THE GRAPHIC SCALE.

5. THE GENERAL NOTES ARE TO BE CONSIDERED AS THE AUTHORITY FOR THE GENERAL NOTES.

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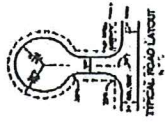
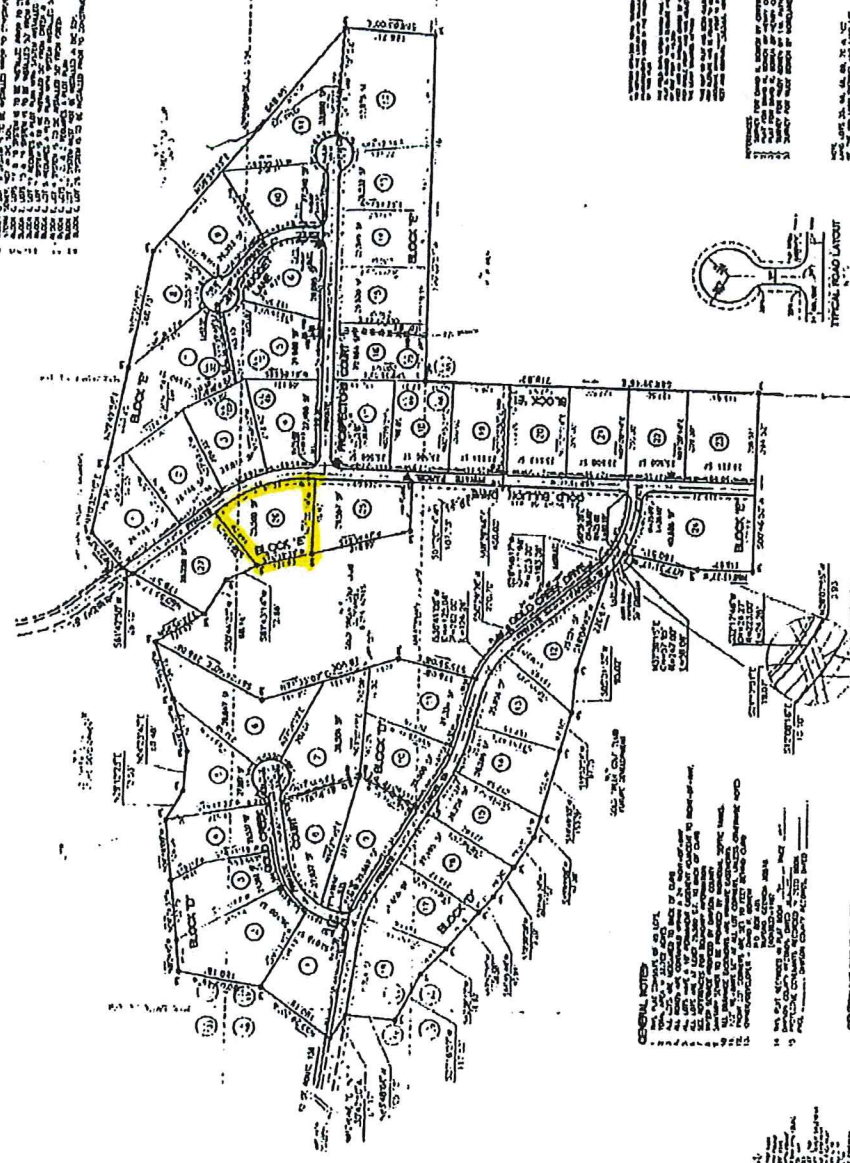
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10. THE TRAFFIC ROAD LAYOUT IS TO BE CONSIDERED AS THE AUTHORITY FOR THE TRAFFIC ROAD LAYOUT.

UNIT 2 GOLF COURSE SUBDIVISION	
GRIFFIN LAND SURVEYING, INC.	
DATE: 10/15/1968	SHEET NO. 5
PROJECT NO. 100-100-100	SCALE: AS SHOWN
CLIENT: GRIFFIN LAND SURVEYING, INC.	ADDRESS: 100-100-100
CITY: GRIFFIN, MISSISSIPPI	COUNTY: GRIFFIN, MISSISSIPPI
STATE: MISSISSIPPI	ZIP: 39202



GENERAL CURVE CHART

Curve Length (ft)	Minimum Radius (ft)	Minimum Stationing (ft)
0 - 10	10	10
10 - 20	20	20
20 - 30	30	30
30 - 40	40	40
40 - 50	50	50
50 - 60	60	60
60 - 70	70	70
70 - 80	80	80
80 - 90	90	90
90 - 100	100	100

GENERAL NOTES:

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2. THE TRAFFIC ROAD LAYOUT IS TO BE CONSIDERED AS THE AUTHORITY FOR THE TRAFFIC ROAD LAYOUT.

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Return to:
O'Kelley & Sorohan, Attorneys at Law, LLC
340 Jesse Jewell Parkway SE, Suite 110
Gainesville, GA 30601
File No.: 08-085167-REG

Filed in Office: 01/23/2018 01:17PM
Deed Doc: WD
Bk 01278 Pg 0245
Georgia Transfer Tax Paid : \$22.50
Justin Power Clerk of Court
Dawson County
0422018000090

STATE OF GEORGIA
COUNTY OF DAWSON

LIMITED WARRANTY DEED

THIS INDENTURE, made on 18th day of January, 2018, between

Diane C. Lemley and Jim Lemley

(hereinafter referred to as "Grantor") and

Anthony Tarnacki

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

All that tract or parcel of land lying and being in Land Lots 69 and 102 of the 4th District, 1st Section, of Dawson County, Georgia, and being Lot 26, Block E Unit 2 and Gold Creek Golf Club Subdivision, as per plat recorded in Plat Book 31, Page 247, Dawson County, Georgia records, said plat being incorporated herein by reference.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.

Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all person claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Instrument under seal, as of the date first above written.

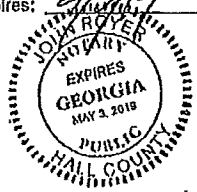
Signed this 18 day of January 2018 in the presence of:

Late Lemley
Unofficial Witness

Diane C. Lemley
Diane C. Lemley

Jim Lemley
Jim Lemley

Notary Public
Commission expires:





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 14

SUBJECT: ZA C9-00267

DATE(s): 5/20/2019 CITY COUNCIL MEETING 1 06/03/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

Mostafa Elahy has requested an amendment to the zoning stipulations for TMP D02 001 and TMP 083 038 082 consisting of 9.14 acres total, located at 280 Maple Street South. Hearing Dates: Planning Commission – May 13, 2019 and City Council – May 20, 2019. Decision June 3, 2019.

HISTORY/ FACTS / ISSUES

Current conditions are as follows:

Said site was originally zoned R-6 (Multifamily Residential) from R-3 in 2007 with the following stipulations:

- Dedicate five feet of property along Maple Street for additional ROW
- Provide restrictive covenants identifying project as “active adult” community
- Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet
- Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual

Applicant wishes to have conditions 2 and 4 removed. These conditions would restrict the project to an “active adult” community requiring additional building standards to be met.

PC voted to deny the zoning amendment request on 5/13/2019.

OPTIONS:

Approve or Deny

RECOMMENDED SAMPLE MOTION:

Recommend approval of the zoning stipulation amendment request.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ZA C9-00267 Zoning Stipulation Amendments

LOCATION: 280 Maple Street South

HEARD BY PLANNING COMMISSION ON: 05 / 13 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 05 / 20 / 19 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

None

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

STIPULATIONS:

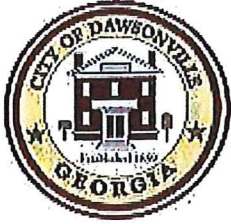
OR SEE MINUTES

PLANNING DIRECTOR: _____

DATE: 5-13-19

PC CHAIR OR DESIGNEE: Joy Lindsey

DATE: 5/13/2019



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ZA-C9-00267 and VAR-C9-00267

Mr. Lindsey and Commission,

Mr. Mostafa Elahy has requested an amendment to the current zoning stipulations for TMP D02 001 and TMP O83 O38 O82 consisting of 9.14 acres, located at 280 Maple Street South for the purpose of constructing a townhome development.

Current conditions are as follows:

Said site was originally zoned R-6 (Multifamily Residential) from R-3 in 2007 with the following stipulations:

- Dedicate five feet of property along Maple Street for additional ROW
- Provide restrictive covenants identifying project as "active adult" community
- Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet
- Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual

Mr. Elahy wishes to have conditions 2 and 4 removed. These conditions would restrict the project to an "active adult" community requiring additional building standards to be met. Mr. Elahy does not wish to limit the project to "active adult".

Additionally, the applicant requests a variance from the minimum lot width of 20 feet from the required 28 feet and to reduce the front setback from 30 feet to 15 feet.

Due to the topography of the land and the presence of a number of springs the applicant will be restricted to construction mainly upon the north and eastern portion of the property. This restriction would prohibit a design based upon standard requirements. The proposed design along with the variance approval will allow for elements such as the access road to be installed to meet current safety and design standards where a strict adherence to the building setbacks and lot widths would not.

I have reviewed the guidelines for variance approval and this request, in my opinion, will meet all required conditions. This office therefore recommends approval of the request.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin

Planning Director, City of Dawsonville

Planning and Zoning Department
City of Dawsonville
415 Hwy 53 E, Suite 100
Dawsonville, GA 30534
Office Phone: 706-265-3256
Fax: 706-265-4214
planning@dawsonville-ga.gov

Livic Properties, LLC
885 Woodstock Rd Suite 430-359
Roswell GA 30075
livicproperties@gmail.com

April 12, 2019

Mr. Robbie Irvin
Planning Director
City of Dawsonville

Dear Mr. Irvin,
Subject: **LETTER OF INTENT FOR ZONING AMENDMENT**

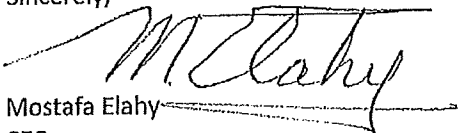
We are applying for zoning amendment for two parcels of land located at 280 Maple Street S. Dawsonville. These two parcels, D02 001 and 083 038 082, have been zoned to R6 for the use of active adult community for the ages of 55 and older. Our intention is to use them for building townhomes for all ages. Therefore, we are applying to remove the two stipulations attached to the zoning, which are specific to the previous use. We intend to provide good quality housing at affordable prices in a community of about 50 townhomes.

The units are proposed to be 22' in width and 100' in length. The 22' width is needed due to the large portion of the site that is undevelopable because of a creeks location on the site and the irregular shape of the property at the rear. The project is also proposing a street that has a 50' right of way and a road width of 24' from back of curb to back of curb. The street will also have a cul-de-sac at the end with a 40' radius to the back of curb and a 50' radius to the right of way. The project is proposing additional parking spaces, a playground, and landscaped area along the southern property line behind the southern units.

The project will also contain a detention/ water quality pond along the southern property line near the beginning of a spring. The development and disturbed area will be contained within the front portion of the site. The back portion of the site contains a creek. The creek starts on the property near the midpoint of the southern property line and runs in a northwesterly direction down the middle of the property to the rear corner.

The front half of the site is gently sloping and grassed with some trees. The rear half of the site is wooded and steep. The rear part of the site will be left undeveloped and natural. The rear portion of the property is surrounded by Maple Heights Subdivision to the south and Stegall Manor Subdivision to the north. The front half of the site has Stegall Manor Subdivision to the north and to the south is an undeveloped piece of property that is also zoned R6.

Sincerely,


Mostafa Elahy
CEO



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Application**

Request # ZA- C9-00267 Date: 4/10/19

Applicant Name(s): Mostafa Elahy

Address: 885 Woodstock Rd Suite 430-359 City: Roswell State: GA Zip: 30075

Phone: _____ Cell Phone: 470-292-8096

E-Mail livcproperties@gmail.com

Property Address: Two Parcels at 280 Maple St. S Dawsonville GA 30534 as fully described in the legal description attached

Tax Map # _____ Parcel # D02 001 and 083 038 082 Current Zoning** : R6

Land Lot(s): 446 and 447 District: 4 Section: 1

Subdivision Name: _____ Lot # _____

Acres: 5.1 and 4.04 Current Use of Property: Active Adult Community

Has a past Request of Rezone of this property been made before? Yes If yes, provide ZA # 6-07-1556

The applicant request:

Rezoning to zoning category: Amendment Special Use permit for: _____

Proposed use of property if rezoned : Townhomes

If Residential: # of lots proposed 50 Minimum lot size proposed 2,200 Sq Ft (Include Concept Plan)

Is an Amenity area proposed Yes, if yes, what Extra Parking, Walking Trall, Dog Run or Children Playground

If Commercial: Total Building area proposed _____ (Include Concept Plan)

Existing Utilities: (readily available at road frontage) Water Sewer Electric Natural Gas

Proposed Utilities: (developer intends to provide) Water Sewer Electric _____ Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Maple Street S. Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

M. Elahy
 Signature of Applicant

4/10/19
 Date

Office Use Only			
Date Completed Application Rec'd	<u>4/16/19</u>	Amount Paid \$	<u>500.00</u> Check # <u>46416</u> / Cash
Date of Planning Commission Meeting	<u>5/13/19</u>	Dates Advertised	<u>4/24/19</u>
Date of City Council Meeting	<u>5/20/19</u>	Dates Advertised	<u>4/29/19</u>
Responed	YES NO	Date	Rescheduled for next Meeting
Approved by Planning Commission:	YES NO	Approved by City Council:	YES NO

+ Cert
 Mail
 Fees



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Authorization**

Property Owner Authorization

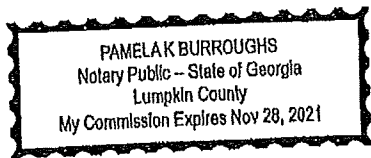
I/We CLIFTON N McCLURE JR hereby swear that I/we own the property located at (fill in address and/or tax map & parcel #) Parcel ID D02 001
280 Maple St. S Dawsonville GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigner below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Mostafa Elahy
 Signature of Applicant or Agent M. Elahy Date 4/10/19
 Mailing Address 885 Woodstock Rd Suite 430-359
 City Roswell State GA Zip 30075
 Telephone Number 470-292-8096

Printed Name of Owner(s) CLIFTON N McCLURE JR
 Signature of Owner(s) Clifton N McClure Jr. Date 4-12-19
 Date _____

Sworn to and subscribed before me
 this 12th day of April 2019.
Pamela K Burroughs
 Notary Public, State of Georgia



My Commission Expires: 11-28-21 Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

	<p align="center">City of Dawsonville P.O. Box 6 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Authorization</p>
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Property Owner Authorization

I/We Steven and Elaine Wilson hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) Parcel ID 083 038 082 Dawsonville GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The undersigned is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

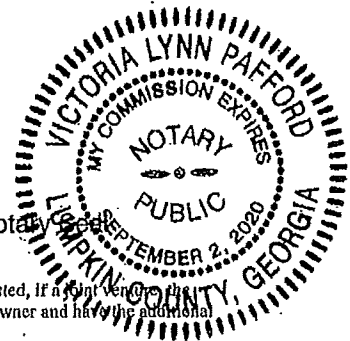
Printed Name of Applicant or Agent Mostafa Elahy
Signature of Applicant or Agent *M. Elahy* Date 4/10/19
Mailing Address 885 Woodstock Rd Suite 430-359
City Roswell State GA Zip 30075
Telephone Number 470-292-8096

Printed Name of Owner(s) Steven & Elaine Wilson
Signature of Owner(s) *Steven Wilson* Date 4-11-19
Elaine Wilson Date 4-11-19

Sworn to and subscribed before me
this 11th day of April 2019.

Victoria Lynn Pafford
Notary Public, State of Georgia

My Commission Expires: 9/2/2020



(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

ZA + VAR C9-00267

Mostafa Elahy
Livic Properties LLC
885 Woodstock Road, Suite 430-359
Roswell GA 30075

Adj. Property Owner - Notizer sent to -
via Certified Mail

D02 008
WIMPEY DEBRA L
269 STEGALL PLACE
DAWSONVILLE GA 30534

D02 007
POLLARD KEITH
31 DIDA LN
DAWSONVILLE GA 30534

D02 009
GUNTER KIMOTHY DWAYNE
3876 BALL GROUND RD
BALL GROUND GA 30107

002 010001
DAMIANI MELYNN
231 STEGALL PLACE
DAWSONVILLE GA 30534

D02 010
COCHRAN NATHANIEL
219 STEGALL PLACE
DAWSONVILLE GA 30534

D02 011
LAWSON KENNETH W & CINDY R HUDGINS
203 STAGALL PLACE
DAWSONVILLE GA 30534

D02 013 001
BROCATO FRANK N & SARAH N RICH
4380 FLIPPEN TRAIL
NORCROSS GA 30092

D02 013 002
SHERIFF DAVID
1264 OLD HENRY GRADY RD
DAWSONVILLE GA 30534

D02 013
PHILLIPS SHERRY L
129 STEGALL PLACE
DAWSONVILLE GA 30534

D02 015 / @ @ @
SLATON GEORGE
26 ACADEMEY
DAWSONVILLE GA 30534

D02 016
SLATON GEORGE
26 ACADEMY AVE
DAWSONVILLE GA 30534

D02 017 / 018 / 019
STEGALL PLACE LLC
5755 HENDRIX RD
CUMMING GA 30040

D02 018 001
258 MAPLE STREET LLC
5755 HENDRIX RD
CUMMING GA 30040

D02 025
MCPHERSON ANDREW W
281 MAPLE STREET S
DAWSONVILLE GA 30534

D02 025 029
PINEDA JR GERARDO J & ESTHER B
291 MAPLE STREET
DAWSONVILLE GA 30534

D02 025 030
WASHBURN ASHLEY
303 MAPLE ST
DAWSONVILLE GA 30534

D02 025 001
LONG HARLEY BRUCE & ELIZABETH DIANNE
1106 RED BUD CIRCLE
VILLA RICA GA 301805329

D02 002
LOOPER BILLY
P O BOX 730
DAWSONVILLE GA 30534

083 038 062
KING MELISSA
61 DRIFTWOOD TRAIL
DAWSONVILLE GA 30534

083 038 063
HAYS GWENDOLYN A
55 DRIFTWOOD TRAIL
DAWSONVILLE GA 30534

083 038 064
HUNT JAMES ROBERT II
49 DRIFTWOOD TRAIL
DAWSONVILLE GA 30534

083 038 023
CETTI MARK & DULCE
39 DRIFTWOOD TRAIL
DAWSONVILLE GA 30534


083 038 024
TINSLEY HUBERT D
76 TINSLEY CHURCH RD
DAWSONVILLE GA 30534

083 038 001
TINSLEY JOSEPH
76 TINSLEY CHAPEL RD
DAWSONVILLE GA 30534

083 038 035
LOPEZ ROSAS LUIS OMAR & GOMEZ JANICE E
368 ANGELA LANE
DAWSONVILLE GA 30534

083 038 036
MARCANO ENRIQUE & DANIELLE
376 ANGELA LANE
DAWSONVILLE GA 30534

083 038 037 + 038
ADAMS HOMES AEC LLC
3000 GULF BREEZE PARKWAY
GULF BREEZE FL 32562

	<p align="center">City of Dawsonville P.O. Box 6 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Campaign Disclosure</p>
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Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

N/A

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 0 Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____

M. Elahy
Signature of Applicant / Representative of Applicant

4/10/19
Date

Failure to complete this form is a statement that no disclosure is required.

	<p align="center">City of Dawsonville P.O. Box 6 415 Highway 53 East, Suite 100 Dawsonville, GA 30534 Phone: (706) 265-3256</p>	<p align="center">Zoning Amendment Notice of R-A Adjacency</p>
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NIA

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature _____ **Date** _____

Application Number: _____

NIA

Sworn to and subscribed before me
this _____ day of _____ 20____.

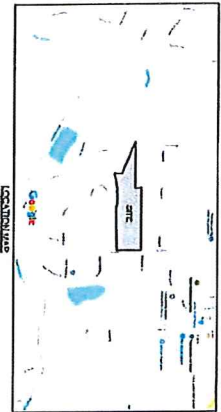
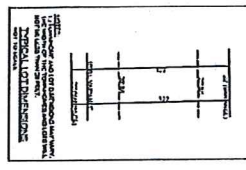
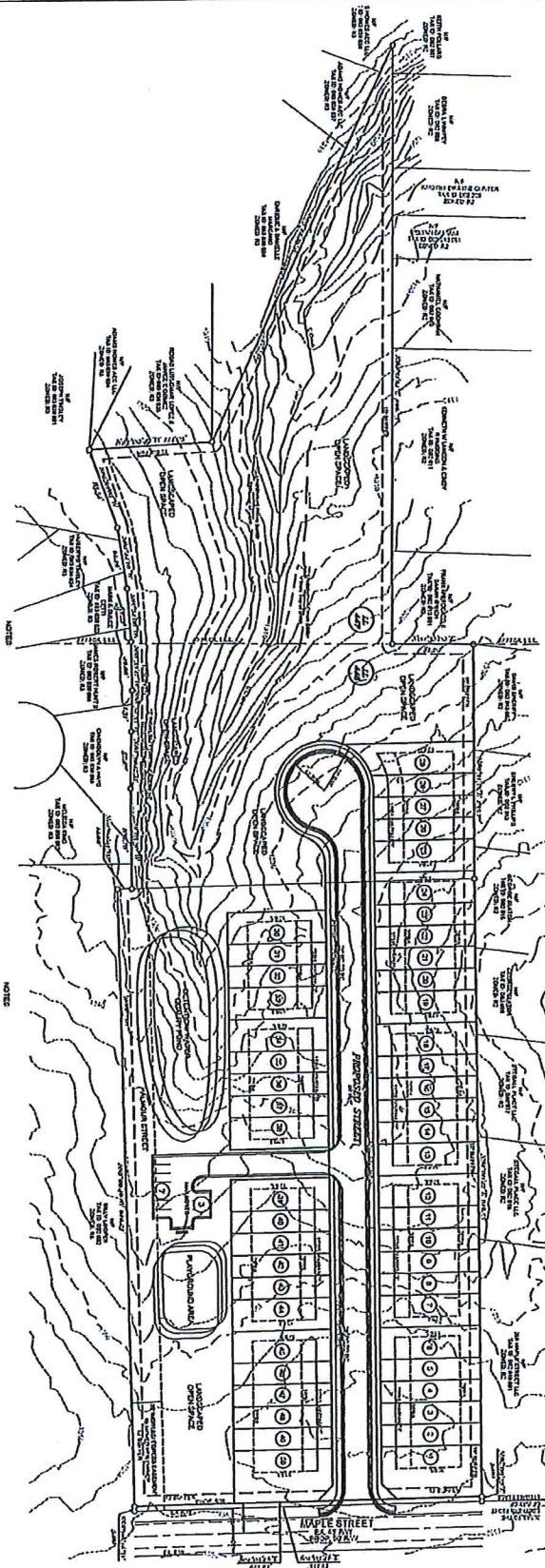
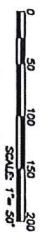
Notary Public, State of Georgia

My Commission

Expires: _____

Notary Seal

THIS DRAWING AND ANY OTHER INSTRUMENTS PREPARED BY OR FOR THE ENGINEER OR ARCHITECT ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY OTHER USE OF THIS DRAWING OR INSTRUMENTS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT IS PROHIBITED. THE ENGINEER OR ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING OR INSTRUMENTS.



NOTES:

1. All zoning requirements shown on this drawing shall conform to the City of Dunwoody Zoning Ordinance, as amended, and any other applicable laws, rules, regulations, codes, and ordinances of the City of Dunwoody, Georgia.

2. The applicant shall be responsible for obtaining all necessary permits from the appropriate agencies and departments of the City of Dunwoody, Georgia, and for complying with all applicable laws, rules, regulations, codes, and ordinances.

3. The applicant shall be responsible for providing all necessary information and documentation to the City of Dunwoody, Georgia, to support the zoning amendment application.

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NOT FOR CONSTRUCTION

ZA-10

Mcwhorter & Anderson
LAND SURVEYING & CIVIL ENGINEERING

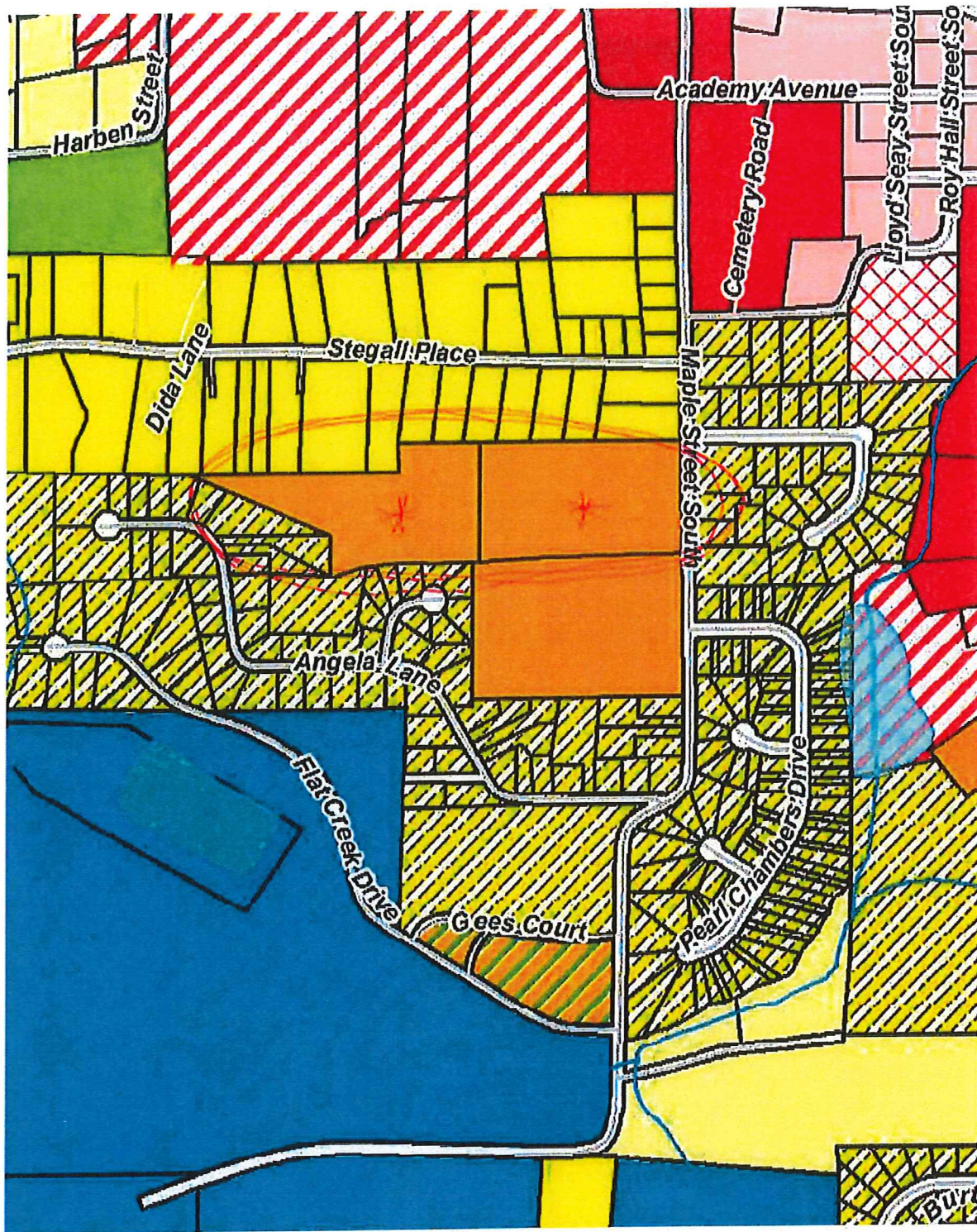
416 Pile No Ferry Road
Building H, Unit 300
Cumming, GA 30040
(770) 888-9130
www.mga-se.com

Zoning Amendment Plan

SILVER LEAF TOWNHOMES

Land Lots 416 & 417, 4th District, 1st Station
City of Dunwoody, DeKalb County, Georgia
04-17-2010

DATE	REVISIONS



TMP D02 001
+ 083 038 082

City Zoning Map

of Maple Street
P-16

**MINUTES
CITY COUNCIL REGULAR MEETING
OCTOBER 1, 2007
7:00 P.M.**

CALL THE MEETING TO ORDER: Mayor Cox called the meeting to order at 7:00 p.m.

ROLL CALL: Those present included Mayor Joe Lane Cox, Council Members Linda Grant, Mike Sosebee, and Jonathan Cox; Mike Wilson was absent; staff present were Kim Cornelson, Steve Holder, Gary Barr, and Dana Miles, City Attorney.

INVOCATION AND PLEDGE: Invocation was led by Steve Holder; Mayor Cox led the pledge of allegiance.

APPROVAL OF MINUTES:

Council unanimously approved the minutes from the regular meeting held September 10, 2007; motion by Sosebee, second by Grant.

NEW BUSINESS:

Proclamation Recognizing October as National Downs Syndrome Awareness Month: The Shelf family came forward to receive the proclamation recognizing the month of October as National Down Syndrome Awareness Month. It was presented by Mayor Cox after it was read by Kim Cornelson.

Parade/Public Assembly Application: Kare for Kids Annual Mountain Moonshine Festival, October 26, 27, and 28, 2007. Kim Cornelson presented the application stating authorization had been received from the Sheriff's office, the Fire Marshal, and the Dept. of Transportation. Council unanimously approved the application; motion by Linda Grant, second by Jonathan Cox.

OLD BUSINESS:

Zoning Amendment: ZA-6-07-1556: Avery Homes Inc. has made application to amend the zoning on property consisting of 15.402 acres off of Maple Street. The applicant seeks to change the zoning on the following tracts of land: TMP D02-01 from R-3R to R-6; TMP D002-02 from R2 to R-6; TMP 083-38-082 from R-3 to R-6. Public hearing held: September 10, 2007. Tabled to review traffic study.

Dana Miles read the zoning amendment reminding council that the public hearing was held at the September 10, 2007 meeting and the item was tabled in order for the council to have time to review the traffic study. The zoning amendment is now available for discussion. Mr. Miles also stated that the Planning Director has proposed conditions on the subject property. Steve Holder read the recommended condition which are attached and incorporated in to these minutes. Council unanimously approved the zoning amendment with the attached conditions. Motion by Grant, second by Jonathan Cox.

PUBLIC HEARINGS:

To hear Annexation Petition: ANX-07-004: Gilbert B. Meredith has made application to annex 0.587 acres of TMP 090-067, Lot 15, Block E, Unit 2, Gold Creek Subdivision, in to the City of Dawsonville. The subject property is currently zoned PCD in the County and would be PUD in the City. Annexations are subject to two public hearings. (Second hearing).

Steve Holder read the annexation and rezoning petition. Dana Miles opened the public hearing. There were approximately 28 people in attendance. Nobody spoke in favor or in opposition of the annexation and rezoning. Mr. Miles closed the public hearing and Mayor Cox called for a vote. Council unanimously approved Annexation Petition ANX-07-004. Sosebee made the motion; Grant seconded.

Enacting Code Ordinance: An ordinance adopting and enacting a code for the City of Dawsonville, Georgia; providing for the repeal of certain ordinances not included therein; providing a penalty for the

**MINUTES
CITY COUNCIL REGULAR MEETING
OCTOBER 1, 2007
7:00 P.M.**

violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective. (First hearing).

Dana Miles explained the purpose of the ordinance stating that this ordinance would be the legislation that would adopt new Municode book as the official code of Dawsonville. The code book is the codification of the city's ordinances which is required by Georgia law.

Dana Miles opened the public hearing. There were approximately 28 people in attendance. Nobody spoke in favor or in opposition of the enacting code ordinance. Dana Miles closed the public hearing. Mayor Cox called for a vote by the council. Council unanimously approved the first reading of the ordinance, Motion by Sosebee, seconded by Jonathan Cox.

Speed Zone Ordinance: An ordinance to repeal the current speed zone ordinance of the City of Dawsonville, Georgia; to enact a new speed zone ordinance for the City of Dawsonville Georgia; to establish speed zones and regulations regarding the same within the city limits of the City of Dawsonville, Georgia; to provide for definitions, to provide for enforcement; to establish permitted detection devices; and for other purposes. (First hearing).

Dana Miles explained the purpose of the ordinance stating that staff has been working with Sheriff Carlisle to update the existing speed zone ordinance. Dana Miles opened the public hearing. There were approximately 28 people in attendance. Nobody spoke in favor or in opposition of the speed zone ordinance. Dana Miles closed the public hearing. Mayor Cox called for a vote by the council. Council unanimously approved the first reading of the ordinance. Motion by Sosebee, seconded by Jonathan Cox.

MAYOR'S REPORT:

Mayor Cox announced that the state EPD department has just enforced a level 4 watering restriction. Essentially this means all outside watering is banned.

Mayor Cox invited city citizens and their families to a cookout he is hosting at Champions Café on Saturday, October 6, 2007 from 5:00 – 7:00 p.m. It will be an opportunity to get to know him, have some dinner, and to bring questions you would like him to answer. Staff and other council members will also be there to answer your questions.

Presentation of the Phil Landrum Public Service Award: Ms. Janice Riley, Executive Director of the Ninth District Opportunity: Presentation of the Phil Landrum Public Service Award. Ms. Riley explained that the Ninth District Opportunity's (NDO) slogan is "helping people to help themselves". Operating programs like the Head Start, weatherization on elderly and low-income homes, employment and training counseling, provide food 3 times a year to those in need to name a few. Ms. Riley stated that she has known Mayor Cox since 1981 when he was sole commissioner of Dawson County and that he has always been very supportive of NDO. He truly cares about people.

The NDO Board of Directors annually selects a candidate for the Phil M. Landrum Legacy Award; this is a person who serves their county, state and the citizens of Georgia in an exemplary manner. Mayor Cox was unanimously selected by the NDO Board as this year's recipient. NDO hopes to have Mayor Cox come back on the board of directors as the public representative of Dawson County.

Phil M. Landrum was the congressman from the 9th congressional district, thus the name Ninth District Opportunity, Inc.; he served as President Johnson's floor leader and was instrumental in getting legislation passed called the Economic Opportunity Act of 1964 which created community action agencies. The award says: "honoring exemplary service to the citizens of Georgia presented to Joe Lane Cox, by Ninth District Opportunity Incorporated." Ms. Riley concluded by stating she can think of no one who is more deserving than the Mayor to receive this award.

Recommended Stipulations

- 1 • Dedicate five feet of property along Maple Street for additional R/W
- 2 • Provide restrictive covenants identifying project as "active adult" community
- 3 • Extend pavement along Maple Street from southern property line to Stegall street intersection a width of two feet.
- 4 • Design/build a minimum of twenty percent of livable dwellings to meet standards as described in the Universal Design Standards Manual.

- i. Dwelling units shall be provided with a step-free or accessible entrance on an accessible route that complies with ANSI A117.1-1998 section 4.8 and that has a maximum slope not to exceed 1/12. The step-free entrance may be located on the front, side, or rear of the dwelling unit, or may be located through the garage. Apartments must have an accessible route to the entry.
- ii. The building entrance doors shall have a minimum net clear opening of 32 inches when the door is open 90 degrees as measured between the face of the door and the opposite stop.
- iii. All interior doors on the accessible floor level of such dwelling units except those serving closets, or serving pantries less than 15 sq.ft. in area, within the unit intended for use passage must provide a minimum net clear opening of 32 inches when the door is open 90 degrees, as measured between the face of the door and the opposite stop. All interior sliding or pocket doors on the accessible floor level of such dwelling units must provide a minimum net clear opening of 32 inches as measured when in the fully open position.
- iv. All interior doors on the accessible floor level of such dwelling units must be equipped with levered hardware.
- v. Interior hallways on the accessible floor level of such dwelling units shall have a minimum width of 36 inches, be level and provide ramped or beveled changes at door thresholds.
- vi. A minimum of one bathroom must be provided on the accessible floor level of such dwelling units, which bathroom shall, at a minimum, contain a toilet and sink, and be designed and constructed so those with assistive devices can enter and close the door behind them.
- vii. Walls of the accessible bathroom on the accessible floor level of such dwelling units shall be provided with wood blocking installed flush within

wall framing to support grab bars as set forth herein. The wood blocking shall be located between 33 inches and 36 inches above the finish floor. Height shall be determined by measuring from the finish floor to the center of the wood blocking. The wood blocking shall be located in all walls adjacent to a toilet, shower stall or bathtub.



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk
 (706)265-3256

INVOICE #
19-00700

INVOICE DATE: 04/16/19
 DUE DATE: 04/18/19

ACCOUNT ID: LIVIC005 PIN: 840629 LIVIC PROPERTIES LLC MOSTAFA ELAHY 885 WOODSTOCK ROAD SUITE 430-359 ROSWELL, GA 30075

PERMIT INFORMATION
 PERMIT NO: C9-00267
 LOCATION: 280 MAPLE STREET SOUTH
 OWNER: MCCLURE, CLIFTON N JR

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00267		
1.0000	P-0149	Zoning Request to R6 Permit No: C9-00267	500.00000	500.00
1.0000	P-0153	VARIANCE Permit No: C9-00267	300.00000	300.00
30.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00267	6.56000	196.80
			TOTAL DUE:	\$ 996.80
		Prn Payment: 04/16/19 VT		-996.80
			BALANCE:	\$ 0.00

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

INVOICE #: 19-00700
 DESCRIPTION: Permit No: C9-00267
 ACCOUNT ID: LIVIC005 PIN: 840629
 DUE DATE: 04/18/19
 TOTAL DUE: \$ 0.00

LIVIC PROPERTIES LLC
 MOSTAFA ELAHY
 885 WOODSTOCK ROAD
 SUITE 430-359
 ROSWELL, GA 30075





DAWSONVILLE CITY COUNCIL EXECUTIVE SUMMARY FOR AGENDA ITEM # 15

SUBJECT: ZA C9-00268

DATE(s): 5/20/2019 CITY COUNCIL MEETING 1 06/03/2019 CITY COUNCIL MEETING 2

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

Larry Lowman has requested a zoning amendment for a 5-acre portion of TMP 068 022, located at Reece Road and Elliott Family Parkway, from R1 (Single Family Residential) to LI (Light Industrial). Hearing Date: Planning Commission – May 13, 2019 and City Council May 20, 2019. Decision June 3, 2019.

HISTORY/ FACTS / ISSUES

Current conditions are as follows:

Applicant is requesting a change in zoning from R1 (Single Family Residential) to LI (Light Industrial) in order to establish a utility trailer manufacturing business on the property.

Said property is currently zoned R1 and is adjacent to the Elliott Racing facility and Elliott Field Airport. The utility trailer manufacturing business will be low impact and storage of the completed trailers will be accomplished on the bulk of the property. Light Industrial development in this area is consistent with the projections in the City of Dawsonville Comprehensive Plan.

PC voted to approve the zoning amendment request on 5/13/2019.

OPTIONS:

Approve or Deny

RECOMMENDED SAMPLE MOTION:

Recommend approval of the zoning amendment request.

DEPARTMENT: Planning and Zoning

REQUESTED BY: Robbie Irvin



DAWSONVILLE CITY COUNCIL
PLANNING COMMISSION ACTION SUMMARY
FOR AGENDA ITEM # _____

SUBJECT: ZA C9-00268 Zoning Amendment Request

LOCATION: Reece Rd @ Elliott Family Parkway

HEARD BY PLANNING COMMISSION ON: 05 / 13 / 2019

TO BE HEARD BY CITY COUNCIL ON:

DATE(s): 05 / 20 / 19 CITY COUNCIL MEETING 1 _____ CITY COUNCIL MEETING 2

ADDITIONAL HISTORY/ FACTS/ ISSUES DISCOVERED AT PLANING COMMISSION:

None

ACTION TAKEN : APPROVE DENY

REASON FOR DENIAL:

STIPULATIONS: OR SEE MINUTES

None

PLANNING DIRECTOR: [Signature] DATE: 5-13-19

PC CHAIR OR DESIGNEE: [Signature] DATE: 5/13/2019



April 29, 2019

To: Mr. Troy Lindsey, Chair
& City of Dawsonville Planning Commission

Re: Staff Recommendation; ZA-C9-00268

Mr. Lindsey and Commission,

Mr. Larry Lowman has requested a zoning amendment for a 5-acre portion of TMP 068 022, located at the corner of Reece Rd and Elliott Family Parkway. Mr. Lowman is requesting a change in zoning from R1 (Single Family Residential) to LI (Light Industrial) in order to establish a utility trailer manufacturing business on the property.

Said property is currently zoned R1 and is adjacent to the Elliott Racing facility and Elliott Field Airport. The utility trailer manufacturing business will be low impact and storage of the completed trailers will be accomplished on the bulk of the property. Light Industrial development in this area is consistent with the projections in the City of Dawsonville Comprehensive Plan.

This office recommends approval.

Please let me know if you have any questions regarding this matter.

Sincerely,

R.J. Irvin
Planning Director, City of Dawsonville



City of Dawsonville
 P.O. Box 6
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534
 Phone: (706) 265-3256

Zoning Amendment Application

Request # ZA- C9-00268

Condition/Stipulation Change

Original ZA # _____

Applicant Name(s): Larry Lowman

Address: # PO Box 268 City: Dawsonville GA Zip: 30534

Phone: 706-265-9215 Cell Phone: _____

X Signature(s) Larry Lowman Date 4/12/19

Property Address: 2284 Elliott Family Pkwy Dawsonville GA 30534

Directions to Property from City Hall: 53 N to 183 to Reece Rd. Intersection turn right

Tax Map # 068 Parcel # 022 Current Zoning**: _____

Land Lot(s): 80 District: 4 Section: 1

Subdivision Name: _____ Lot # _____

Acres: 5 Current Use of Property: _____

Has a past Request of Rezone of this property been made before? No If yes, provide ZA # _____

The applicant request:

Rezoning to zoning category: LI Special Use permit for: _____

Proposed use of property if rezoned is: Trailer + Container Bld out Business

If Residential: # of lots proposed _____ Minimum lot size proposed _____ (Include Conceptual Plan)

Is an Amenity area proposed _____, if yes, what _____

If Commercial: Total Building area proposed Approx 2 Acres (Include Conceptual Plan)

Existing Utilities: (utilities readily available at the road frontage) Water Sewer Electric Natural Gas

Proposed Utilities: (utilities developer intends to provide) Water Sewer Electric Natural Gas

Road Access/Proposed Access: (Access to the development/area will be provided from)

Road name: Reece Rd + Elliott Family Pkwy Type of Surface: Asphalt

- ◆ Failure to complete all sections will result in rejection of application and unnecessary delays.
- ◆ I understand that failure to appear at a public hearing may result in the postponement or denial of this application.

Larry Lowman
 Signature of Applicant

4/12/19
 Date

Office Use Only:	
Date Completed Application Rec'd: <u>4/12/19</u>	Amount Paid \$ <u>782⁸⁰</u> Check # _____ /Cash
Date of Planning Commission Meeting: <u>5/13/19</u>	Dates Advertised: <u>4/24/19</u>
Date of City Council Meeting: <u>5/20/19</u>	Dates Advertised: <u>4/24/19</u>
Postponed: YES NO Date: _____	Rescheduled for next Meeting: _____
Approved by Planning Commission: <input checked="" type="radio"/> YES <input type="radio"/> NO	Approved by City Council: YES NO



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**Zoning Amendment
 Authorization**

Property Owner Authorization

I / We Monica Starr Elliott hereby swear that I / we own the property located at (fill in address and/or tax map & parcel #) 2284 ELLIOTT FAMILY DARKWAY DAWSONVILLE GA 30534 as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel will be affected by this request.

I hereby authorize the person(s) or entity(ies) named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within 6 months from the date of the last action by the City Council.

Printed Name of Applicant or Agent Larry Lowman
 Signature of Applicant or Agent [Signature] Date _____
 Mailing Address PO Box 2680
 City Dawsonville State GA Zip 30534
 Telephone Number 706-265-9215

Printed Name of Owner(s) Monica Starr Elliott
 Signature of Owner(s) [Signature] Date 04/12/2019
 Date _____

Sworn to and subscribed before me
 this 12 day of April 2019.

Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019



**Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019**

Notary Seal

(The complete names of all owners must be listed, if the owner is a partnership, the names of all partners must be listed, if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)



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**Zoning Amendment
 Adjacent Property Owners**

ZA# 09-00268 TMP# _____

It is the responsibility of the applicant to provide a list of adjacent property owners. This list must include the name and address of anyone who has property touching your property or who has property directly across the street from your property. (Use additional sheets if necessary)

****Please note**** This information should be obtained at the Planning Office using the Tax Map Parcel Map listing any parcel(s) adjoining or adjacent to parcel where rezone is being requested.

- TMP # 068 060 1. Name(s): Daniel Loy Elliott
 Address: P.O. Box 548
Dawsonville GA 30534
- TMP # 068 065 2. Name(s): Daniel Loy Elliott
 Address: P.O. Box 548
Dawsonville GA 30534
- TMP # 068 035 3. Name(s): E. Elliott Family ~~Part~~ Partnership LLP.
 Address: P.O. Box 476
Dawsonville GA 30534
- TMP # 068 020 4. Name(s): Danny L. Bulice, TRUSTEE, THE POWER T TR
 Address: 2574 Elliott family Pkwy.
Dawsonville GA 30534
- TMP # 068020003 5. Name(s): Jay E. & Jennifer E. Walls
 Address: 140 Reeca Rd.
Dawsonville GA 30534
- TMP # 068 058 003 6. Name(s): Riley Bulice
 Address: 2572 Elliott family Pkwy.
Dawsonville GA 30534
- TMP # 068 066 016 7. Name(s): _____
 Address: _____
- TMP # _____ 8. Name(s): _____
 Address: _____

Adjacent Property Owner notification of a zoning amendment request is required.

The applicant is responsible for mailing the Public Notice (prepared by the Planning Dept.) to each adjacent property owner via Certified Mail or pays the additional postage to the City to mail.



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Dawsonville, GA 30534
Phone: (706) 265-3256

**Zoning Amendment
Campaign Disclosure**

Disclosure of Campaign Contributions
(Applicant(s) and Representative(s) of Rezoning)

Pursuant to OCGA, Section 36-67 A-3.A, the following disclosure is mandatory when an applicant or any representation of application for rezoning has been made with two (2) years immediately preceding the filing of the applicant's request for rezoning, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application for rezoning.

It shall be the duty of the applicant and the attorney representing the applicant to file a disclosure with the governing authority of the respective local government showing the following:

1. Name of local official to whom campaign contribution was made:

_____ N/A _____

2. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

Amount \$ 0 _____ Date: _____

Enumeration and description of each gift when the total value of all gifts is \$250.00 or more made to the local government official during the 2 years immediately preceding the filing application for rezoning: _____



Signature of Applicant / Representative of Applicant

Date

Failure to complete this form is a statement that no disclosure is required.



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 Dawsonville, GA 30534
 Phone: (706) 265-3256

**Zoning Amendment
 Notice of R-A Adjacency**

Notice of Residential-Agricultural District (R-A) Adjacency

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. Future abutting developers in non R-A land use districts shall be provided with this "Notice of R-A Adjacency" prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that applicant understands that a use is ongoing adjacent to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the effects of the adjacent R-A use, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and / or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the R-A district constitute a nuisance against local governments and adjoining landowners whose property is located in an R-A district.

This notice and acknowledgement shall be public record.

Applicant Signature *[Signature]* Date 4/12/19

Application Number: ZA-19-00268

Sworn to and subscribed before me
 this 12 day of April 2019.

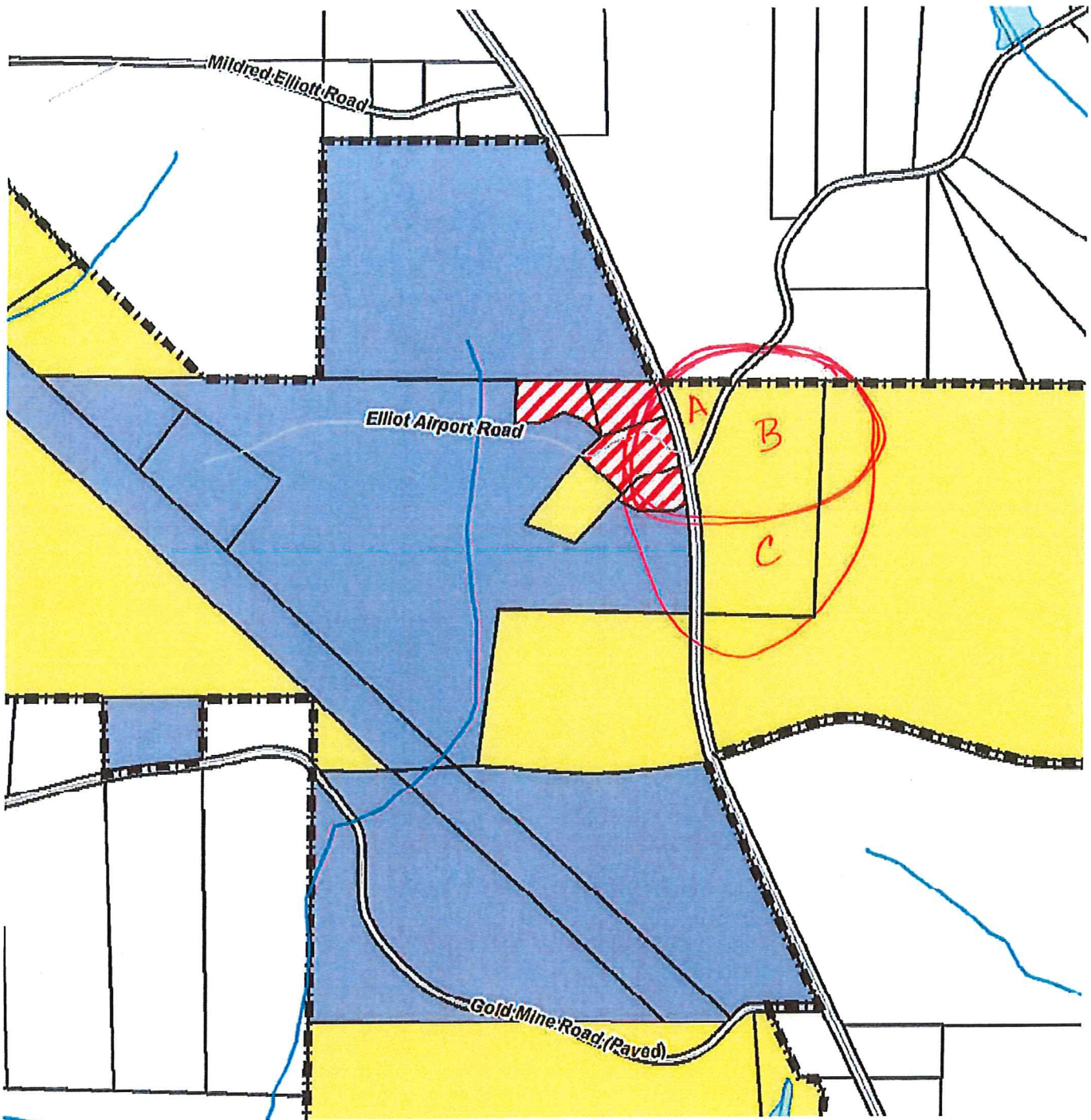
Nalita Y. Copeland
 Notary Public, State of Georgia

My Commission Expires: May 15, 2019



Nalita Y. Copeland
 NOTARY PUBLIC
 Dawson County, Georgia
 My Commission Expires
 May 15, 2019

Notary Seal



TMP 068 022

City Zoning Map

All that tract or parcel of land situated in Land Lot 88 of the 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia, being set out as Tract A on a plat of survey for Larry Lowman, prepared by Douglas R. Sherill (GA 2995), dated February 27, 2019 and being more particularly described by the metes and bounds as follows:

Commencing at a 1/2" crimp top pipe found at the intersection of Land Lots 48, 49, 88, and 89;

THENCE N 88°00'02" W a distance of 335.79' to a 1/2" rebar found;

THENCE N 88°00'02" W a distance of 416.48' to a 1/2" rebar found;

THENCE N 88°00'02" W a distance of 34.82' to a 1/2" rebar found and being the POINT OF BEGINNING;

THENCE with a curve turning to the left with an arc length of 88.97', with a radius of 377.97', with a chord bearing of S 24°23'51" W, with a chord length of 88.77' to a point;

THENCE S 17°39'14" W a distance of 152.42' to a point;

THENCE with a curve turning to the right with an arc length of 89.07', with a radius of 227.50', with a chord bearing of S 28°52'13" W, with a chord length of 88.51' to a point;

THENCE with a reverse curve turning to the left with an arc length of 328.00', with a radius of 1947.16', with a chord bearing of N 18°01'59" W, with a chord length of 327.61' to a 1/2" rebar set;

THENCE S 88°00'02" E a distance of 227.18' to a 1/2" rebar found and being the POINT OF BEGINNING, containing 0.789 acres.

All that tract or parcel of land situated in Land Lot 88 of the 4th District, 1st Section, City of Dawsonville, Dawson County, Georgia, being set out as **Tract B** on a plat of survey for Larry Lowman, prepared by Douglas R. Sherill (GA 2995), dated February 27, 2019 and being more particularly described by the metes and bounds as follows:

Commencing at a 1/2" crimp top pipe found at the intersection of Land Lots 48, 49, 88, and 89;

THENCE N 88°00'02" W a distance of 335.79' to a 1/2" rebar found;

THENCE N 88°00'02" W a distance of 416.48' to a 1/2" rebar found;

THENCE with a curve turning to the left with an arc length of 67.10', with a radius of 347.97', with a chord bearing of S 28°24'37" W, with a chord length of 66.99' to a 1/2" rebar set and being the POINT OF BEGINNING;

THENCE S 88°00'02" E a distance of 381.67' to a 1/2" rebar set;

THENCE S 06°23'13" W a distance of 397.93' to a 1/2" rebar set;

THENCE S 83°14'54" W a distance of 430.71' to a 1/2" rebar set;

THENCE with a curve turning to the left with an arc length of 182.90', with a radius of 1947.16', with a chord bearing of N 09°26'33" W, with a chord length of 182.84' to a point;

THENCE with a compound curve turning to the left with an arc length of 122.93', with a radius of 257.50', with a chord bearing of N 31°19'50" E, with a chord length of 121.77' to a point;

THENCE N 17°39'14" E a distance of 152.42' to a point;

THENCE with a curve turning to the right with an arc length of 31.78', with a radius of 347.97', with a chord bearing of N 20°16'12" E, with a chord length of 31.77' to a 1/2" rebar set, and being the POINT OF BEGINNING, containing 4.211 acres.



City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

ATTN: Beverly Banister, City Clerk
 (706)265-3256

INVOICE #
19-00701

INVOICE DATE: 04/16/19
 DUE DATE: 05/16/19

ACCOUNT ID: LARRY015 PIN: 696011 LARRY LOWMAN LARRY LOWMAN PO BOX 268 DAWSONVILLE, GA 30534

PERMIT INFORMATION
 PERMIT NO: C9-00268
 LOCATION: 2284 ELLIOTT FAMILY PARKWAY
 OWNER: NORTON STARR ELLIOTT

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
		Permit No: C9-00268		
1.0000	P-0138	Zoning Request to LI Permit No: C9-00268	500.00000	500.00
5.0000/ACR	P-0137	Zoning Request to LI per acre Permit No: C9-00268	50.00000	250.00
5.0000/EA	P-0155	CERTIFIED MAIL FEE Permit No: C9-00268	6.56000	32.80
		TOTAL DUE:		<u>\$ 782.80</u>
		Prn Payment: 04/16/19 CK 2380		<u>-782.80</u>
		BALANCE:		<u>\$ 0.00</u>

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

City of Dawsonville
 415 Highway 53 East, Suite 100
 Dawsonville, GA 30534

INVOICE #: 19-00701
 DESCRIPTION: Permit No: C9-00268
 ACCOUNT ID: LARRY015 PIN: 696011
 DUE DATE: 05/16/19
 TOTAL DUE: \$ 0.00

LARRY LOWMAN
 LARRY LOWMAN
 PO BOX 268
 DAWSONVILLE, GA 30534





**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 16**

SUBJECT: RESOLUTION TO ADOPT THE DAWSONVILLE PROPOSED BUDGET FY 2019-20

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO ADOPT THE PROPOSED FY 2019-2020 BUDGET BY RESOLUTION

HISTORY/ FACTS / ISSUES:

- **MAY 6, 2019 – COUNCIL & PUBLIC REVIEW OF PROPOSED FY 19-20 BUDGET**
 - **MAY 20, 2019 – UBLIC HEARING FOR PROPOSED FY 19-20 BUDGET**
-

OPTIONS:

APPROVE, AMEND, DENY OR TABLE

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Hayden Wiggins, Finance Administrator

**A RESOLUTION OF THE CITY OF DAWSONVILLE, GEORGIA,
ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING
JULY 1, 2019 AND ENDING JUNE 30, 2020.**

WHEREAS, the City of Dawsonville, Georgia has prepared its annual budget for fiscal year July 1, 2019 through June 30, 2020; and

WHEREAS, the City Council received a proposed budget on May 6, 2019; and

WHEREAS, in accordance with O.C.G.A §36-81-5(d) the budget was made available for public review at city hall and on the city's official website; and

WHEREAS, in accordance with O.C.G.A §36-81-5(e) notice was published setting forth the availability of the budget for public review and in accordance with O.C.G.A§36-81-5(g) the notice included the public hearing advertisement on the proposed budget set for May 20, 2019; and

WHEREAS, a public hearing on the proposed budget was held on May 20, 2019; and

WHEREAS, in accordance with O.C.G.A §36-81-6(a) the City Council has provided notice of a public meeting for June 3, 2019 to adopt the budget. A copy of the budget is attached hereto and incorporated herein as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Dawsonville, Georgia that the Annual Budget for fiscal year July 1, 2019 through June 30, 2020 attached hereto as Exhibit "A" is hereby approved, effective and adopted on this 3rd day of June 2019.

CITY OF DAWSONVILLE

By: _____
Mike Eason, Mayor

Caleb Phillips, Councilmember Post #1

Stephen Tolson, Councilmember Post #2

Jason Power, Councilmember Post #3

Mark French, Councilmember Post #4

Attested:

Beverly A. Banister, City Clerk

CITY OF DAWSONVILLE

BUDGET FY 2019-20

FUND	ACCOUNT NAME	FUNCTION	DESCRIPTION	REVENUE	EXPENSES
100	GENERAL FUND	1100	COUNCIL		\$107,625.00
		1300	MAYOR		\$42,020.00
		1400	ELECTIONS		\$14,000.00
		1500	ADMINISTRATION		\$802,271.00
		1565	CITYHALL BUILDING		\$154,000.00
		3900	ANIMAL CONTROL		\$2,000.00
		4200	ROADS		\$506,484.00
		6200	PARKS		\$108,940.00
		7400	PLANNING & ZONING		\$382,644.00
		7540/7550	ECONOMIC DEVELOPMENT		\$54,500.00
				\$2,174,484.00	\$2,174,484.00
275	HOTEL-MOTEL TAX			\$4,000.00	\$4,000.00
285	DOWNTOWN DEVELOPMENT AUTHORITY			\$42,500.00	\$42,500.00
320	SPLOST VI			\$1,812,912.00	\$1,812,912.00
505	ENTERPRISE	4300	SEWER		\$1,068,097.00
		4400	WATER		\$600,897.00
				\$1,668,994.00	\$1,668,994.00
530	CAPITAL OUTLAY	4300	SEWER TAPS		\$900,000.00
		4400	WATER TAPS		\$100,000.00
				\$1,000,000.00	\$1,000,000.00
540	GARBAGE	4310	SOLID WASTE	\$171,000.00	\$171,000.00
790	CEMETERY	4950	CEMETERY	\$132,200.00	\$132,200.00

FY 2019-20 TOTAL REVENUE	\$7,006,090.00
FY 2019-20 TOTAL EXPENDITURES	\$7,006,090.00

BUDGET FY 2019-20

REVENUE				
GENERAL FUND - 100				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
100-0000-311100	ELECTRIC FRANCHISE FEES	160,000.00	145,000.00	151,773.35
100-0000-311315	MOTOR VEHICLE TITLE AD VALOREM TAX	120,000.00	100,000.00	93,020.00
100-0000-311730	GAS FRANCHISE FEES	12,500.00	7,400.00	9,400.61
100-0000-311750	TV CABLE FRANCHISE FEES	12,000.00	9,500.00	11,016.35
100-0000-311760	TELEPHONE FRANCHISE FEES	30,000.00	29,000.00	20,586.34
100-0000-311790	GARBAGE FRANCHISE FEES	6,000.00	1,000.00	5,496.00
100-0000-311795	BROADBAND FRANCHISE FEE	500.00	1,500.00	387.00
100-0000-313100	LOCAL OPTION SALES TAX	1,100,000.00	998,100.00	795,211.51
100-0000-314200	ALCOHOL EXCISE TAX	100,000.00	100,000.00	75,515.30
100-0000-314500	EXCISE TAX ON ENERGY	50.00	50.00	26.94
100-0000-316100	OCCUPATION TAX	21,519.00	25,500.00	15,195.00
100-0000-316200	INSURANCE PREMIUM TAX	195,000.00	180,000.00	190,532.17
100-0000-316300	FINANCIAL INSTITUTION TAX	10,000.00	9,500.00	7,791.57
100-0000-321100	ALCOHOL LICENSE	25,000.00	37,800.00	24,450.00
100-0000-321150	CATERING EVENT PERMIT	200.00	200.00	150.00
100-0000-322210	ZONING & LAND USE FEES	7,500.00	1,200.00	5,824.95
100-0000-322215	ANNEXATION FEE	0.00	0.00	500.00
100-0000-322230	SIGN PERMIT	0.00	2,000.00	300.00
100-0000-322240	VARIANCE APPLICATION FEE	3,000.00	1,000.00	2,400.00
100-0000-322250	DEMOLITION PERMIT	100.00	100.00	100.00
100-0000-322990	PARADE/PUBLIC ASSEMBLY FEE	550.00	550.00	300.00
100-0000-322995	PARADE/PUBLIC ASSEMBLY CLEANUP	0.00	0.00	0.00
100-0000-323100	BUILDING PERMIT	45,000.00	45,000.00	22,552.28
100-0000-323111	CERTIFICATE OF OCCUPANCY FEE	4,000.00	4,700.00	2,555.06
100-0000-323130	PLUMBING PERMIT FEES	3,500.00	4,600.00	2,614.08
100-0000-323140	ELECTRIC PERMIT FEES	4,000.00	5,500.00	3,007.00
100-0000-323160	HVAC PERMIT FEES	4,500.00	4,600.00	3,394.00
100-0000-323900	OTHER - GRADING FEES	40,000.00	40,000.00	10,830.00
100-0000-323901	OTHER - PLAN REVIEW FEES	3,000.00	5,000.00	1,465.00
100-0000-334150	SAFETY GRANT	500.00	2,000.00	279.80
100-0000-334200	HEALTH GRANT	0.00	1,000.00	0.00
100-0000-334250	TRAIL GRANT	50,940.00	0.00	49,060.73
100-0000-334310	STATE GRANT CAPITAL-LMIG DIRECT	25,000.00	25,000.00	24,874.47
100-0000-341400	MISC REVENUE	3,000.00	3,000.00	6,413.17
100-0000-343000	INFRASTRUCTURE FEE	45,000.00	45,000.00	75,000.00
100-0000-346100	ANIMAL CONTROL AND SHELTER FEES	500.00	100.00	380.00
100-0000-349300	BAD CHECK FEE	25.00	25.00	25.00
100-0000-351170	MUNICIPAL COURT FEES	1,000.00	1,000.00	0.00
100-0000-361000	INTEREST INCOME	45,000.00	24,000.00	49,098.57
100-0000-381000	RENTAL INCOME - DMC	55,000.00	55,000.00	42,591.90
100-1400-341910	ELECTION QUALIFYING FEE	1,600.00	0.00	0.00
100-1500-311340	INTANGIBLES TAX	28,000.00	28,000.00	17,325.57
100-1500-311601	REAL ESTATE TRANSFER TAX	11,000.00	11,000.00	7,044.95
100-0000-740000	TRANSFER IN FROM RESERVES	0.00	0.00	0.00
GENERAL FUND Revenue Totals:		2,174,484.00	1,953,925.00	1,728,488.67

EXPENDITURES	GENERAL FUND - 100			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
	DEPARTMENT: COUNCIL			
100-1100-511000	COUNCIL: SALARIES	34,000.00	34,000.00	24,700.00
100-1100-512100	COUNCIL: GROUP INSURANCE	56,075.00	42,000.00	39,341.94
100-1100-512200	COUNCIL: TAXES: SUTA, FICA, FUTA	2,600.00	2,300.00	1,408.11
100-1100-523200	COUNCIL: COMMUNICATIONS - CELL PHONE	3,630.00	2,880.00	2,400.00
100-1100-523500	COUNCIL: TRAVEL	6,320.00	6,320.00	0.00
100-1100-523700	COUNCIL: EDUCATION & TRAINING	5,000.00	5,000.00	0.00
	DEPARTMENT: MAYOR			
100-1300-511000	MAYOR: SALARIES	14,600.00	12,200.00	7,400.00
100-1300-512100	MAYOR: GROUP INSURANCE	14,000.00	0.00	128.00
100-1300-512200	MAYOR: TAXES: SUTA, FICA, FUTA	950.00	950.00	566.10
100-1300-523200	MAYOR: COMMUNICATIONS - CELL PHONE	1,470.00	720.00	0.00
100-1300-523500	MAYOR: TRAVEL	6,000.00	6,000.00	1,517.06
100-1300-523700	MAYOR: EDUCATION & TRAINING	5,000.00	5,000.00	1,285.00
	DEPARTMENT: ELECTIONS			
100-1400-521203	ELECTIONS: PROFESSIONAL OTHER	12,200.00	400.00	0.00
100-1400-523300	ELECTIONS: ADVERTISING	1,200.00	500.00	99.90
100-1400-523400	ELECTIONS: PRINTING AND BINDING	450.00	25.00	0.00
100-1400-531100	ELECTIONS: SUPPLIES	150.00	75.00	0.00
	DEPARTMENT: ADMINISTRATION			
100-1500-511000	ADMINISTRATION: SALARIES	332,616.00	292,453.00	240,808.82
100-1500-512100	ADMINISTRATION: GROUP INSURANCE	110,900.00	78,480.00	68,266.61
100-1500-512200	ADMINISTRATION: TAXES: SUTA, FICA, FUTA	25,445.00	22,373.00	19,753.86
100-1500-512400	RETIREMENT CONTRIBUTIONS	13,500.00	13,500.00	9,000.93
100-1500-512700	WORKERS COMP	600.00	600.00	600.00
100-1500-521200	PROFESSIONAL LEGAL	112,410.00	150,000.00	130,807.11
100-1500-521201	PROFESSIONAL ACCOUNTING	19,000.00	19,000.00	19,000.00
100-1500-521203	PROFESSIONAL OTHER	15,000.00	10,000.00	41,323.75
100-1500-521300	TECHNICAL SERVICES (IT)	26,000.00	26,000.00	17,798.79
100-1500-521315	TECHNICAL SERVICES-PAYROLL ACH	2,700.00	2,700.00	2,014.42
100-1500-522100	CLEANING SERVICES	0.00	18,000.00	5,625.00
100-1500-522200	REPAIRS & MAINTENANCE	4,000.00	4,000.00	2,487.11
100-1500-522320	RENTAL EQUIPMENT	3,600.00	4,400.00	4,213.81
100-1500-523000	OTHER PURCHASED SERVICES	11,200.00	25,000.00	38,447.50
100-1500-523100	INSURANCE OTHER THAN EMPL	20,000.00	20,000.00	0.00
100-1500-523200	COMMUNICATIONS	11,400.00	8,500.00	9,838.08
100-1500-523300	ADVERTISING	5,000.00	5,000.00	1,561.63
100-1500-523400	PRINTING AND BINDING	1,500.00	1,500.00	633.00
100-1500-523500	TRAVEL	18,000.00	24,000.00	3,021.23
100-1500-523600	DUES & FEES	12,000.00	7,000.00	8,610.06
100-1500-523700	EDUCATION & TRAINING	11,500.00	11,500.00	3,762.30
100-1500-523910	UNIFORMS	500.00	2,000.00	0.00
100-1500-531100	SUPPLIES	40,000.00	44,661.00	55,376.54
100-1500-531270	ENERGY GASOLINE/DIESEL	1,400.00	4,000.00	886.10
100-1500-531300	FOOD	4,000.00	4,000.00	3,568.61
100-1500-999999	CONTINGENCY	0.00	0.00	0.00
	DEPARTMENT: CITYHALL BLDG			
100-1565-521300	TECHNICAL SERVICES	3,000.00	2,000.00	2,819.40
100-1565-522200	REPAIRS & MAINTENANCE	45,000.00	83,800.00	114,996.51
100-1565-531100	SUPPLIES	45,000.00	81,500.00	44,347.59
100-1565-531220	ENERGY NATURAL GAS	9,000.00	9,000.00	4,933.02
100-1565-531230	ENERGY ELECTRICITY	52,000.00	52,000.00	37,013.72
	DEPARTMENT: ANIMAL CONTROL			
100-3900-523600	DUES & FEES	500.00	1,000.00	260.00

100-3900-531100	SUPPLIES	1,500.00	1,000.00	824.28
	DEPARTMENT: ROADS			
100-4200-511000	SALARIES	216,823.00	161,250.00	129,622.90
100-4200-512100	GROUP INSURANCE	64,866.00	47,040.00	32,967.99
100-4200-512200	TAXES: SUTA, FICA, FUTA	16,587.00	12,330.00	9,820.10
100-4200-512400	RETIREMENT CONTRIBUTIONS	1,980.00	1,980.00	1,490.00
100-4200-512700	WORKERS COMP	7,000.00	7,000.00	3,065.76
100-4200-521200	PROFESSIONAL LEGAL	7,500.00	3,000.00	12,002.73
100-4200-521202	PROFESSIONAL ENGINEERING	5,000.00	3,000.00	4,822.32
100-4200-521300	TECHNICAL SERVICES	7,000.00	5,000.00	5,790.68
100-4200-522110	GARBAGE SERVICES	2,000.00	2,400.00	1,218.27
100-4200-522140	STREET SWEEPING/GROUNDSUP	12,600.00	12,600.00	7,200.00
100-4200-522200	REPAIRS & MAINTENANCE	50,000.00	60,000.00	15,711.71
100-4200-523200	COMMUNICATIONS	5,000.00	4,800.00	4,339.87
100-4200-523400	PRINTING AND BINDING	100.00	100.00	0.00
100-4200-523500	TRAVEL	2,000.00	2,000.00	576.53
100-4200-523600	DUES & FEES	1,000.00	1,000.00	540.61
100-4200-523700	EDUCATION & TRAINING	3,000.00	2,000.00	920.47
100-4200-523910	UNIFORM SERVICE	2,000.00	2,000.00	0.00
100-4200-531100	SUPPLIES	17,500.00	17,500.00	13,074.42
100-4200-531230	ENERGY ELECTRICITY	42,000.00	42,000.00	30,380.66
100-4200-531240	ENERGY BOTTLED GAS	1,200.00	1,200.00	851.02
100-4200-531270	ENERGY GASOLINE/DIESEL	6,328.00	9,000.00	4,506.37
100-4200-541400	INFRASTRUCTURE-GDOT LMIG	35,000.00	35,000.00	0.00
	DEPARTMENT: PARKS			
100-6200-522200	REPAIRS & MAINTENANCE	20,000.00	1,000.00	300.00
100-6200-531100	SUPPLIES	20,000.00	2,000.00	1,390.79
100-6200-531230	ENERGY ELECTRICITY	18,000.00	0.00	0.00
100-6200-542100	CAPITAL OUTLAY - PARKS	50,940.00	0.00	49,060.73
	DEPARTMENT: PLANNING & ZONING			
100-7400-511000	SALARIES	169,786.00	125,165.00	82,962.13
100-7400-512100	GROUP INSURANCE	58,045.00	42,768.00	24,330.77
100-7400-512200	TAXES: SUTA, FICA, FUTA	12,989.00	9,575.00	6,171.70
100-7400-512400	RETIREMENT CONTRIBUTIONS	1,900.00	1,900.00	1,490.00
100-7400-521200	PROFESSIONAL LEGAL	45,834.00	28,800.00	55,321.95
100-7400-521202	PROFESSIONAL ENGINEERING	5,000.00	10,000.00	1,782.83
100-7400-521203	PROFESSIONAL OTHER	20,500.00	58,500.00	40,276.38
100-7400-521300	TECHNICAL SERVICES	8,400.00	4,210.00	7,666.92
100-7400-522200	REPAIRS & MAINTENANCE	2,000.00	2,000.00	9,205.93
100-7400-522320	RENTAL EQUIPMENT	1,500.00	1,500.00	791.16
100-7400-523200	COMMUNICATIONS	5,440.00	4,720.00	3,950.59
100-7400-523300	ADVERTISING	1,250.00	1,250.00	1,451.40
100-7400-523400	PRINTING AND BINDING	100.00	100.00	94.00
100-7400-523500	TRAVEL	4,000.00	5,000.00	1,118.59
100-7400-523600	DUES & FEES	2,250.00	750.00	2,068.61
100-7400-523700	EDUCATION & TRAINING	5,500.00	5,500.00	3,008.92
100-7400-523800	LICENSES	150.00	150.00	0.00
100-7400-523910	UNIFORMS	1,000.00	1,000.00	0.00
100-7400-531100	SUPPLIES	5,000.00	10,000.00	17,065.37
100-7400-321270	ENERGY-GASOLINE / DIESEL	2,000.00	4,000.00	180.40
100-7400-541400	CAPITAL - PROPERTY (VEHICLE)	30,000.00	0.00	0.00
	DEPARTMENT: ECONOMIC DEVELOPMENT			
100-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	12,000.00	12,000.00	9,000.00
100-7550-531000	PMTS TO OTHER AGENCY (DDA)	42,500.00	42,500.00	17,500.00
	GENERAL FUND Expenditure Totals:	2,174,484.00	1,953,925.00	1,586,537.47

GENERAL FUND Revenue Totals:	2,174,484.00
GENERAL FUND Expenditure Totals:	2,174,484.00

REVENUE		HOTEL/MOTEL FUND - 275		
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
275-0000-314100	HOTEL/MOTEL TAX	4,000.00	4,000.00	2,013.65
HOTEL/MOTEL FUND 275 Revenue Totals		4,000.00	4,000.00	2,013.65

EXPENDITURES		HOTEL/MOTEL FUND - 275		
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
275-7540-572000	PMTS TO OTHER AGENCY (Chamber of Commerce)	4,000.00	4,000.00	2,267.63
HOTEL/MOTEL FUND 275 Expenditure Totals		4,000.00	4,000.00	2,267.63

HOTEL/MOTEL FUND 275 Revenue Totals	4,000.00
HOTEL/MOTEL FUND 275 Expenditure Totals	4,000.00

REVENUE				
DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
285-7550-000000	DOWNTOWN DEVELOPMENT AUTHORITY (DDA)	42,500.00	42,500.00	17,500.00
285-7500-740000	TRANSFER IN FROM RESERVES	0.00	0.00	
DDA FUND 275 Revenue Totals		42,500.00	42,500.00	17,500.00

EXPENDITURES				
DOWNTOWN DEVELOPMENT AUTHORITY FUND (DDA) - 285				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
285-7500-521200	PROFESSIONAL LEGAL	2,000.00	2,000.00	4,140.66
285-7500-521201	PROFESSIONAL ACCOUNTING	1,200.00	1,200.00	0.00
285-7500-521203	PROFESSIONAL OTHER	2,400.00	2,400.00	0.00
285-7500-523300	ADVERTISING	200.00	200.00	0.00
285-7500-523700	EDUCATION & TRAINING	1,200.00	1,200.00	510.00
285-7500-531000	FIREWORKS PURCHASE	10,000.00	10,000.00	5,000.00
285-7500-531100	SUPPLIES	500.00	500.00	0.00
285-7500-540000	GRANT DISBURSEMENTS	25,000.00	25,000.00	0.00
285-7550-531000	OTHER EXPENDITURES FROM RESERVES	0.00	0.00	0.00
DDA FUND 275 Expenditure Totals		42,500.00	42,500.00	9,650.66

DDA FUND 275 Revenue Totals	42,500.00
DDA FUND 275 Expenditure Totals	42,500.00

SPLOST VI FUND - 320				
REVENUE				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
320-0000-313200	SPECIAL PURPOSE LOCAL OPTION SALES TAX	1,417,000.00	1,288,000.00	1,012,298.98
320-0000-361000	INTEREST INCOME	8,000.00	3,000.00	6,373.93
320-0000-361000	TRANSFER IN FROM RESERVES	387,912.00	0.00	369,488.82
SPLOST VI FUND 320 Revenue Totals		1,812,912.00	1,291,000.00	1,388,161.73

SPLOST VI FUND - 320				
EXPENDITURES				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
320-1000-541300	CAPITAL OUTLAY - CITY HALL ACQUISITION	468,912.00	191,666.67	126,943.70
320-4200-541400	CAPITAL OUTLAY - ROADS AND SIDEWALKS	384,000.00	191,666.66	0.00
320-4200-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-R	45,000.00	63,888.89	9,169.00
320-4300-541400	CAPITAL OUTLAY - SEWER PROJECTS	27,500.00	95,833.34	18,089.40
320-4300-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-S	0.00	63,888.89	0.00
320-4400-541400	CAPITAL OUTLAY - WATER PROJECTS	87,500.00	95,833.33	69,735.23
320-4400-542000	CAPITAL OUTLAY - PUBLIC WORKS EQUIPMNT-W	0.00	63,888.89	0.00
320-6000-541000	CAPITAL OUTLAY - FARMERS MARKET	800,000.00	191,666.66	135,252.40
320-6200-541200	CAPITAL OUTLAY - PARKS AND RECREATION	0.00	332,666.67	1,028,972.00
SPLOST VI FUND 320 Expenditure Totals		1,812,912.00	1,291,000.00	1,388,161.73

SPLOST VI FUND 320 Revenue Totals	1,812,912.00
SPLOST VI FUND 320 Expenditure Totals	1,812,912.00

ENTERPRISE FUND - 505				
REVENUE				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
505-0000-341400	MISC REV/COPIES/PRINTING	3,000.00	3,000.00	5,867.92
505-0000-344210	WATER CHARGES	680,000.00	648,000.00	508,228.15
505-0000-344255	SEWERAGE CHARGES	794,000.00	756,000.00	588,491.30
505-0000-349000	ADMINISTRATIVE FEE	6,000.00	6,500.00	3,960.00
505-0000-349001	PENALTIES WATER & SEWER	26,000.00	23,500.00	20,789.65
505-0000-349002	RECONNECT FEE	6,000.00	3,500.00	4,400.00
505-0000-349300	BAD CHECK FEE	600.00	1,000.00	475.00
505-0000-351400	FINES	500.00	4,500.00	127.54
505-0000-361000	INTEREST INCOME	16,118.00	6,500.00	13,578.17
505-0000-381001	RENTAL INCOME HOUSE	9,000.00	9,000.00	6,825.00
505-0000-611000	OTHER FINANCING USES (RESERVES)	127,776.00	103,918.00	0.00
	ENTERPRISE FUND Revenue Totals:	1,668,994.00	1,565,418.00	1,152,742.73

ENTERPRISE FUND - 505				
EXPENDITURES				
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
	DEPARTMENT: SEWER			
505-4300-511000	SALARIES	158,869.00	137,050.00	111,050.88
505-4300-512100	GROUP INSURANCE	44,725.00	40,200.00	31,757.48
505-4300-512200	TAXES: SUTA, FICA, FUTA	12,153.00	10,484.00	8,364.21
505-4300-512400	RETIREMENT CONTRIBUTIONS	8,250.00	8,250.00	4,512.18
505-4300-512700	WORKERS COMP	4,000.00	4,000.00	2,811.50
505-4300-521200	PROFESSIONAL LEGAL	3,000.00	3,000.00	628.50
505-4300-521201	PROFESSIONAL ACCOUNTING	12,000.00	12,000.00	10,500.00
505-4300-521202	PROFESSIONAL ENGINEERING	60,000.00	11,000.00	54,511.88
505-4300-521203	PROFESSIONAL OTHER	20,000.00	15,000.00	15,400.29
505-4300-521300	TECHNICAL SERVICES	14,000.00	14,000.00	7,218.50
505-4300-521315	TECHNICAL SERVICES: ENVIR MGMT	40,000.00	20,000.00	22,102.25
505-4300-522110	GARBAGE SERVICES	4,750.00	4,750.00	2,687.16
505-4300-522200	REPAIRS & MAINTENANCE	75,000.00	60,000.00	26,954.55
505-4300-523100	INSURANCE OTHER THAN EMPL	12,500.00	12,500.00	0.00
505-4300-523200	COMMUNICATIONS	8,000.00	7,000.00	6,107.41
505-4300-523215	POSTAGE / MAIL BILLS	5,500.00	5,500.00	3,110.28
505-4300-523300	ADVERTISING	350.00	350.00	0.00
505-4300-523400	PRINTING AND BINDING	1,200.00	1,200.00	486.00
505-4300-523500	TRAVEL	1,000.00	1,000.00	0.00
505-4300-523600	DUES & FEES	4,700.00	4,700.00	3,790.53
505-4300-523700	EDUCATION & TRAINING	3,000.00	3,000.00	0.00
505-4300-523800	LICENSES	100.00	100.00	0.00
505-4300-523910	UNIFORMS	1,500.00	1,500.00	111.27
505-4300-531100	SUPPLIES	39,000.00	39,000.00	19,742.22
505-4300-531230	ENERGY ELECTRICITY	116,000.00	100,000.00	86,879.01
505-4300-531240	ENERGY BOTTLED GAS	1,000.00	850.00	851.03
505-4300-531270	ENERGY GASOLINE/DIESEL	4,500.00	5,000.00	2,779.69
505-4300-531300	FOOD	1,000.00	1,000.00	123.62
505-4300-561000	DEPRECIATION	330,000.00	330,000.00	242,183.97
505-4300-574000	BAD DEBT	0.00	1,000.00	0.00
505-4300-582104	INTEREST BOND 2014	82,000.00	78,000.00	62,277.00
	DEPARTMENT: WATER			
505-4400-511000	SALARIES	158,869.00	137,050.00	111,050.85
505-4400-512100	GROUP INSURANCE	44,725.00	40,200.00	31,757.52
505-4400-512200	TAXES: SUTA, FICA, FUTA	12,153.00	10,484.00	8,364.19
505-4400-512400	RETIREMENT CONTRIBUTIONS	8,250.00	8,250.00	4,512.24
505-4400-512700	WORKERS COMP	6,000.00	6,000.00	2,811.50

505-4400-521200	PROFESSIONAL LEGAL	10,000.00	6,000.00	9,556.41
505-4400-521201	PROFESSIONAL ACCOUNTING	12,000.00	12,000.00	11,500.00
505-4400-521202	PROFESSIONAL ENGINEERING	13,000.00	10,000.00	13,034.96
505-4400-521203	PROFESSIONAL OTHER	5,000.00	25,000.00	3,464.85
505-4400-521300	TECHNICAL SERVICES	12,000.00	30,000.00	7,218.50
505-4400-522110	GARBAGE SERVICES	600.00	600.00	125.00
505-4400-522200	REPAIRS & MAINTENANCE	40,000.00	40,000.00	25,818.33
505-4400-522320	RENTAL EQUIPMENT	1,000.00	1,000.00	486.00
505-4400-523100	INSURANCE OTHER THAN EMPLOYEE (GIRMA)	12,500.00	12,500.00	0.00
505-4400-523200	COMMUNICATIONS	8,400.00	6,600.00	7,089.12
505-4400-523215	POSTAGE / MAIL BILLS	5,000.00	5,000.00	3,110.31
505-4400-523300	ADVERTISING	650.00	650.00	0.00
505-4400-523400	PRINTING AND BINDING	1,100.00	1,100.00	486.00
505-4400-523500	TRAVEL	1,000.00	1,000.00	965.00
505-4400-523600	DUES & FEES	12,000.00	11,500.00	13,994.09
505-4400-523700	EDUCATION & TRAINING	4,000.00	4,000.00	1,770.00
505-4400-523800	LICENSES	200.00	200.00	0.00
505-4400-523910	UNIFORMS	1,500.00	1,500.00	111.28
505-4400-531100	SUPPLIES	45,000.00	45,000.00	30,888.12
505-4400-531115	SUPPLIES: CHEMICALS	32,500.00	32,500.00	23,573.97
505-4400-531230	ENERGY ELECTRICITY	18,000.00	9,900.00	12,223.63
505-4400-531240	ENERGY BOTTLED GAS	950.00	950.00	851.03
505-4400-531270	ENERGY GASOLINE/DIESEL	4,500.00	5,000.00	2,779.67
505-4400-531300	FOOD	1,000.00	1,000.00	123.62
505-4400-531510	WATER PURCHASED FROM EWSA	0.00	40,000.00	21,871.79
505-4400-561000	DEPRECIATION	100,000.00	100,000.00	67,578.03
505-4400-574000	BAD DEBT	0.00	1,000.00	0.00
505-4400-582104	INTEREST BOND 2014	29,000.00	28,000.00	23,286.54
	GRAND TOTAL of EXPENDITURES:	1,668,994.00	1,565,418.00	1,167,343.96

ENTERPRISE FUND Revenue Totals:	1,668,994.00
GRAND TOTAL of EXPENDITURES:	1,668,994.00

SEWER	1,068,097.00
WATER	600,897.00

REVENUE	ENTERPRISE PROJECTS FUND - 530			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
530-0000-344257	SEWER TAPS	475,000.00	25,000.00	98,000.00
530-0000-344212	WATER TAPS	525,000.00	145,000.00	25,000.00
530-0000-610000	TRANSFER IN (RESERVES)	0.00	477,000.00	0.00
ENTERPRISE PROJECTS FUND 530 Revenue Totals		1,000,000.00	647,000.00	123,000.00

EXPENDITURES	ENTERPRISE PROJECTS FUND - 530			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
530-4300-541400	CAPITAL OUTLAY - SEWER	900,000.00	537,000.00	0.00
530-4400-541400	CAPITAL OUTLAY - WATER	100,000.00	110,000.00	796,328.97
ENTERPRISE PROJECTS FUND 530 Expenditure Totals		1,000,000.00	647,000.00	796,328.97

ENTERPRISE PROJECTS FUND 530 Revenue Totals	1,000,000.00
ENTERPRISE PROJECTS FUND 530 Expenditure Totals	1,000,000.00

REVENUE	GARBAGE FUND - 540			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
540-0000-344110	REFUSE COLLECTION CHARGES	171,000.00	139,000.00	113,001.55
540-0000-611000	TRANSFER IN (RESERVES)	0.00	0.00	0.00
GARBAGE FUND 540 Revenue Totals		171,000.00	139,000.00	113,001.55

EXPENDITURES	GARBAGE FUND - 540			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
540-4310-511000	SALARIES	0.00	12,500.00	0.00
540-4310-512100	GROUP INSURANCE	0.00	0.00	0.00
540-4310-512200	TAXES: SUTA, FICA, FUTA	0.00	650.00	0.00
540-4310-522110	GARBAGE SERVICES	147,600.00	100,000.00	96,107.20
540-4310-523300	ADVERTISING	200.00	200.00	60.00
540-4310-531100	SUPPLIES	23,050.00	6,500.00	6,107.00
540-4310-574000	BAD DEBT	150.00	150.00	0.00
540-4310-541000	CAPITAL OUTLAY - BUILDING	0.00	19,000.00	0.00
GARBAGE FUND 540 Expenditure Totals		171,000.00	139,000.00	102,274.20

GARBAGE FUND 540 Revenue Totals	171,000.00
GARBAGE FUND 540 Expenditure Totals	171,000.00

REVENUE	CEMETERY FUND - 790			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
790-0000-321210	REAL ESTATE FEES	180.00	180.00	100.00
790-0000-349100	CEMETERY LOT SALES	25,000.00	31,250.00	17,500.00
790-0000-361000	INTEREST INCOME	500.00	300.00	525.48
790-0000-611000	TRANSFER IN (RESERVES)	106,520.00	80,970.00	0.00
CEMETERY FUND 790 Revenue Totals		132,200.00	112,700.00	18,125.48

EXPENDITURES	CEMETERY FUND - 790			
Account #	Account Description	2019-20 Recmnd	2018-19 Budget	2018-19 Actual
790-4950-522200	REPAIRS & MAINTENANCE	10,000.00	10,000.00	4,720.00
790-4950-523600	DUES & FEES	200.00	200.00	110.00
790-4950-531100	SUPPLIES	2,000.00	4,000.00	76.38
790-4950-542500	CAPITAL OUTLAY - OTHER	120,000.00	98,500.00	33,999.80
CEMETERY FUND 790 Expenditure Totals		132,200.00	112,700.00	38,906.18

CEMETERY FUND 790 Revenue Totals	132,200.00
CEMETERY FUND 790 Expenditure Totals	132,200.00



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 17

SUBJECT: MEETING ROOM RULES, REGULATIONS AND FEES

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO PRESENT THE RULES, REGULATIONS AND FEE SCHEDULE FOR THE MEETING ROOMS LOCATED AT CITY HALL AND THE MEETING ROOM USE AGREEMENT

HISTORY/ FACTS / ISSUES:

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager

RULES, REGULATIONS & FEE SCHEDULE FOR USE OF CITY HALL MEETING ROOMS

The following Rules and Regulations shall apply to all use of City Hall Meeting Rooms:

1. City use of the meeting rooms takes precedence over all other uses. The City of Dawsonville reserves the right to change meeting rooms or cancel use of meeting rooms by an outside individual, group or organization if the space is needed for city purposes.
2. Reservations for meeting rooms must be submitted no less than five business days in advance of use and not greater than 12-months in advance of use. A Meeting Use Rental Agreement must be completed at that time and the deposit amount must be received within five business days of the date the reservation was made. Cancellations made less than five business days before rental date will result in deposit forfeiture.
3. Reservations can be made in person or over the phone through City Hall.
4. Meeting rooms are rented out in ½ day increments during the business day: 8:30 AM to Noon and 12:30 PM until 4:15 PM.
5. Meeting rooms are rented out in two-hour increments on evenings and weekends at a higher cost than during the business day. All events must conclude no later than 9:45PM.
6. Meeting rooms are not available on city holidays.
7. Fees shall be discounted by 20% to any city citizen or organization located within the city limits.
8. Tables and chairs are set up in classroom form. You may rearrange the room, but the room must be returned to the way it was found. Failure to do so may result in forfeiture of deposit amount.
9. Use of city audio visual equipment, including the Smart TV is prohibited without the assistance of City Hall Staff. There are additional fees for use of this equipment. Audio visual equipment is not available on weekends.
10. Unless otherwise noted, the renter may serve light refreshments in Meeting Rooms. If food or beverages are brought into the meeting room, tables must be covered with a tablecloth and removed when finished. The renter is responsible for all trash and clean up. The trash must be bagged and deposited in the dumpster found outside of City Hall. Failure to properly clean up shall result in forfeiture of deposit amount.
11. The maximum number of people allowed in each meeting room is reflected in the fee schedule. These numbers cannot be exceeded.
12. Assuming compliance with all Rules and Regulations and terms of the Meeting Room Use Agreement, the deposit amount shall be returned to the renter within 10 business days following the use of the room.
13. Please ensure all items from your meeting are removed from the meeting room. The city is not responsible for items left in the room.
14. If the thermostat is adjusted, please return the temperature to 72 degrees. Please turn off the lights when leaving.
15. Staff only areas are considered off limits to all meeting room guests.
16. Tape, tacks and other fasteners may not be used on City Hall walls or equipment. If the room or any equipment are damaged, the repair or replacement cost will be paid by the renter.

The following is the recommended Fee Schedule for application to use of City Hall Meeting Rooms:

Room Name	Capacity	Cost per ½ Day	Cost per 2 Hour Weekend/Night	Deposit Amount	Other
Joe Lane Cox	65	\$125.00	\$125.00	\$100.00	
Council Chambers	115	\$150.00	Not Available	\$100.00	No Food or beverages
1 st Floor Conference Room	10	\$60.00	\$60.00	\$60.00	
Executive Council Chambers	10	\$60.00	\$60.00	\$60.00	Cannot be rented when either Joe Lane Cox or Council Chambers are rented.

CITY OF DAWSONVILLE MEETING ROOM USE AGREEMENT

This Agreement is entered into and effective this ____ day of _____, 20____, by and between THE CITY OF DAWSONVILLE (hereinafter referred to as the "CITY"), a Georgia municipal corporation, and the below named Individual/Organization (hereinafter referred to as "Renter") for the use of the following meeting room at Dawsonville City Hall for the date, time and rental amount specified:

Meeting Room Name: _____

Date of Use: _____

Time of Use: _____

Rental Amount: _____

Deposit Amount: _____

Renter shall forever release the CITY, and its officers, managers, agents, contractors, employees, and representatives from any and all actions, claims, or demands that I, my assignees, heirs, guardians, next of kin, spouse, and/or legal representatives now have, or may have in the future, for injury, death, or property damage, related to my use of the City of Dawsonville Meeting Room specified above or the use of related City Hall facilities or any condition(s) on the premises of City Hall.

Renter agrees to repair any and all damages caused to the Meeting Room or any City Hall facilities that occurs during the use of the Meeting Room regardless of the person or entity that caused the damage. Renter further agrees to indemnify and hold harmless the CITY from and against any and all liability, damages, expenses, cause of actions, suits, claims, penalties, or judgments arising from injury to any person(s) sustained by anyone as a result of Renter's use of the Dawsonville Meeting Room specified above.

Renter agrees to abide by all Rules, Regulations and Fee Schedule for use of City Hall Meeting Rooms as attached hereto as Exhibit A and incorporated herein by express reference.

Renter: _____

Signature: _____ Date: _____

Address: _____

Phone Number: _____

Email: _____



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 18

SUBJECT: **AWARD BID – CITY OF DAWSONVILLE FARMER’S MARKET**

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO AWARD THE BID FOR THE CONSTRUCTION OF THE FARMER’S MARKET

HISTORY/ FACTS / ISSUES:

- **BID DEADLINE AND OPENING: MAY 28, 2019 AT 3:30 PM**
- **TEN BIDS RECEIVED**
- **SPLOST VI PROJECT**

OPTIONS:

RECOMMEND LOW BID APPROVAL OF MAGNUM CONTRACTING, LLC FOR \$852,380.00

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Bob Bolz, City Manager



DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 19

SUBJECT: CONSTRUCTION MANAGEMENT SERVICES RFQ SELECTION

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

DISCUSSION TO CONSIDER CONSTRUCTION MANAGEMENT SERVICES RFQ SELECTION

HISTORY/ FACTS / ISSUES:

- **POSTPONED FROM 05/06/2019 MEETING**
 - **RFQ PROPOSALS RECEIVED 04/08/2019**
 - **TO DATE, NO DECISION HAS BEEN MADE**
-

OPTIONS:

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor



**DAWSONVILLE CITY COUNCIL
EXECUTIVE SUMMARY FOR
AGENDA ITEM # 20**

SUBJECT: AUDITING SERVICES RFP RECOMMENDATION

CITY COUNCIL MEETING DATE: 06/03/2019

BUDGET INFORMATION: GL ACCOUNT # _____

Funds Available from: _____ Annual Budget _____ Capital Budget Other _____

Budget Amendment Request from Reserve: _____ Enterprise Fund _____ General Fund

PURPOSE FOR REQUEST:

TO PRESENT RECOMMENDATION FOR AUDITING SERVICES AND APPOINT AUDITING FIRM FOR 2019 FROM THE FOLLOWING TWO FIRMS:

- 1. ALEXANDER, ALMAND & BANGS, LLP**
 - 2. MAULDIN & JENKINS, LLC**
-

HISTORY/ FACTS / ISSUES:

- AUDIT SELECTION COMMITTEE MET THREE TIMES TO DISCUSS AND EVALUATE SIX PROPOSALS RECEIVED ON MAY 3, 2019 DEADLINE**
 - TWO FIRMS ELIMINATED FOR LACK OF PROPOSAL INFORMATION AND TWO FIRMS ELIMINATED FOR CONFLICTS OF INTEREST**
 - COMMITTEE VOTED (3-1) TO RECOMMEND TWO FIRMS FOR COUNCIL TO APPOINT ONE OF THE FIRMS**
-

OPTIONS:

APPOINT AUDITING FIRM FOR 2019

RECOMMENDED SAMPLE MOTION:

REQUESTED BY: Mike Eason, Mayor